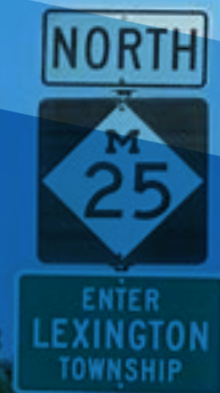


2025 Master Plan

DRAFT · APRIL 14, 2025



Acknowledgments

The participation and cooperation of community leaders, residents, and members of civic organizations in the preparation of this 2025 Master Plan are greatly appreciated. We thank everyone who participated in its development.

The content in this Plan reflects the ongoing collaboration between residents, stakeholders, and Township Board of Trustees and its appointed boards and commissions.

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Table of Contents

01. Introduction 1

What is Planning?	3
How is the Plan to be Used?	4
Planning Process	5
Public Input Summary	6
Plan Organization	10
Regional Context	10
History of Lexington Township	12

02. Background Summary 15

Population Characteristics	17
Housing Characteristics	21
Educational Attainment	25
Employment	26
Income	28
Natural Features	29
Community Facilities	36
Transportation and Circulation	40
Intergovernmental and Regional Cooperation	43

03. Goals, Objectives, and Strategies 45

04. Future Land Use Plan 57

Land Use Plan Categories	60
--------------------------------	----

05. Zoning Plan 67

Role of the Zoning Plan	68
Role of the Master Plan	68
Districts Standards	69

06. Implementation 75

Zoning Requirements	77
Subdivision Control and Site	
Condominium Regulations	77
Special Purpose Ordinances	77
Funding Methods	78
Redevelopment Tools /Economic Development	79
Capital Improvement Program	80
Ordinance Enforcement	81
Master Plan Updates	81
Coordination with Adjacent Communities	81

07. Appendices 83

List of Maps

Map 1. Regional Location	11
Map 2. Natural Features	31
Map 3. Sanilac County Watersheds	33
Map 4. Existing Land Use	35
Map 5. Traffic Volume	42
Map 6. Future Land Use Plan	59

List of Tables

Table 1: Age of Survey Respondents	6
Table 2: Population Trends	17
Table 3: Age Characteristics	18
Table 4: Racial and Ethnic Composition*	20
Table 5: Housing Units	21
Table 6: Households/Household by Type	22
Table 7: Age of Housing/Year Structure Built	22
Table 8: Housing Value	24
Table 9: Rent Value	24
Table 10: Educational Attainment	25
Table 11: Employment by Occupation	26
Table 12: Employment by Industry	27
Table 13: Household Income	28
Table 14: Natural Feature Acreage	30
Table 15: Existing Land Use Acreage	34
Table 16: Local Fire Departments	36
Table 17: Roads Eligible for Federal Aid	40
Table 18: Traffic Volumes)	41
Table 19: Land Use and Zoning Plan	69

Figures

Figure 1: Planning Process	5
Figure 2: Population Trends	17
Figure 3: Population Distribution by Age	18
Figure 4: Age Distribution by Gender	19
Figure 5: Units in Structures/Structure Type	23
Figure 6: Education Attainment	25
Figure 7: Occupation	26

Lexington

T O W N S H I P

01 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, first adopted in 2009 and updated in 2016. 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 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:

- » 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.
- » The Plan serves to direct daily decision-making. The goals and policies outlined in the plan guide the Planning Commission, 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.
- » 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.
- » The Plan aims 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.
- » Finally, The Plan functions as an educational tool providing citizens, property owners, developers, adjacent communities, and public agencies with 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:

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.

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.

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



Public Input Summary

OVERVIEW

A survey was made available online and in paper to receive resident feedback on the benefits and concerns of living in Lexington Township. The survey was open from November 2023 to January 2024. A paper survey was sent out with tax bills in the fall of 2023, and was also made available online for residents and property owners to provide input. Township staff received responses from 310 respondents. All survey responses received are included in the appendix of this Plan.

Getting responses from all residents and stakeholders of Lexington Township would not be feasible due to non-responses or incomplete surveys, so when considering these results, it should be noted that 30 respondents indicated that they are not residents of the Township. Moreover, 112 respondents answered that they own property in Lexington but reside elsewhere. This may be because these surveys may have been sent with tax bills, and not all property owners live in the Township full-time or at all. These nuances should be kept in mind while reflecting on these results.

RESPONDENT DEMOGRAPHICS

Demographic information helps provide context to the response analysis. All questions on the survey were optional, and therefore not every question had 310 responses. Of the 310 surveys, 269 survey respondents indicated their age. Respondents belonged to all age groups, but the largest age groups were those 65 years or older (62.08%) and 55 to 64 years of age (23.79%). Given the median age of Lexington Township is 58.75, this indicates that older residents are slightly overrepresented in the responses.

Table 1: Age of Survey Respondents

How old are you?		
Under 18 years	0	0.0%
18 to 24 years	0	0.0%
25 to 34 years	6	2.23%
35 to 44 years	11	4.09%
45 to 54 years	21	7.81%
55 to 64 years	64	23.79%
65 years or more	167	62.08%
Total	310	100%

Of the 269 respondents that answered about housing tenure, nearly all (96.65%) indicated that they own their home, with only 3 respondents indicating that they are renters and 6 selecting neither option. This is unsurprising given that the largest portion of responses came from folks who received the survey with their tax bills, but also that there are only a very small number of rental units in the Township.

SELECTED RESPONSES

The survey contained general questions about current conditions in Lexington Township and what respondents liked or disliked about some of these current conditions. The top responses for these questions are included in this section, while full survey responses are included in Appendix B of this plan.

What do you like and dislike about Lexington Township today?

Respondents were given a list of choices relating to housing, recreation opportunities, employment options, and other topics and were asked to rate how those choices contributed to their like or dislike of the Township today.

Regarding employment, many respondents noted that they were retired or felt that Lexington was a good place to retire, while there were also many that indicated they would like to see increased employment options to attract and retain young and middle-aged residents. Additionally, some noted that with the rise in remote work there are additional opportunities for folks to live in Lexington and not be restricted to locally available jobs.

When asked about Lexington’s community character, many noted the small-town charm and list the waterfront as a key component of this charming character. Additionally, many noted the well-renowned Croswell-Lexington School District, but pointed out that there are few educational options beyond it.

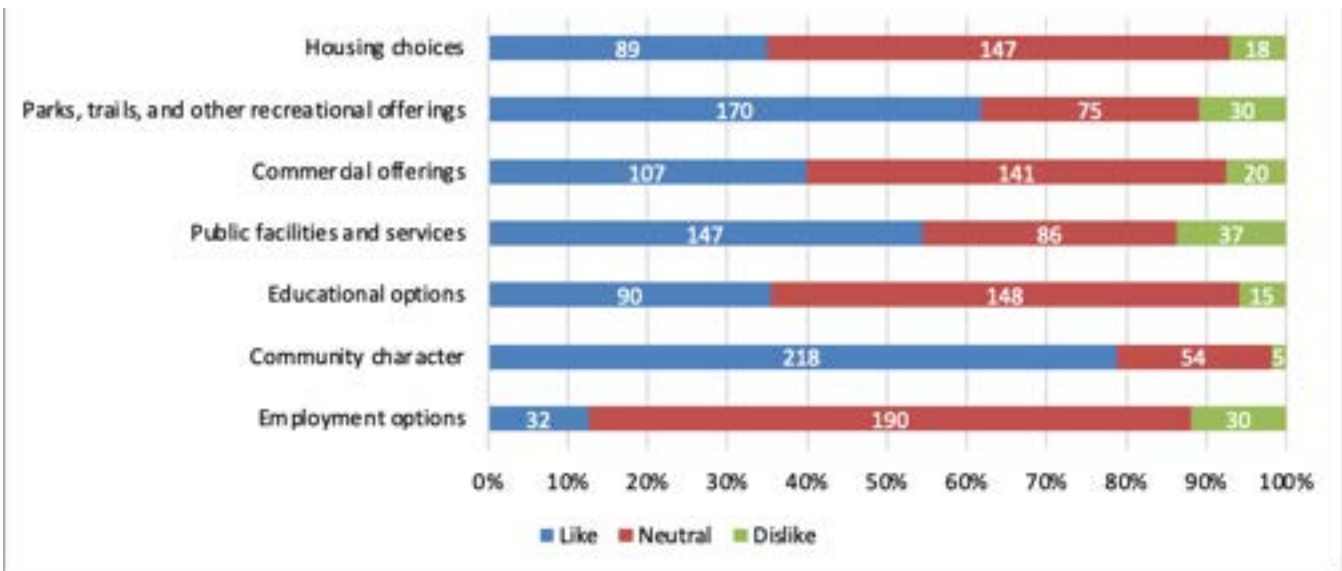
When asked about public facilities and services, there was a mixed response on a variety of topics, including:

- » Desire for improved utilities, including water, sewer, and cell service/internet service
- » Desire for more public restrooms and rest areas
- » Roadway improvements
- » Improved park facilities and desire for new, additional facilities

The desire for more and improved facilities was echoed when respondents were asked about parks, trails, and other recreational facilities, and a strong desire for trails and paths was strong throughout the responses. Several also noted a desire for better and more public beach access.

Regarding commercial offerings, there was a mix of responses, some which noted that they preferred the way things currently are and prefer the small, local businesses, while others expressed a desire for more economic development and variety of shopping and restaurants.

Lastly, when asked about housing options, several noted their dislike of short-term rentals, while others honed in on the lack of rental housing in the Township. There were also concerns expressed about affordability and several that noted they would like to see senior and assisted living facilities in the Township.



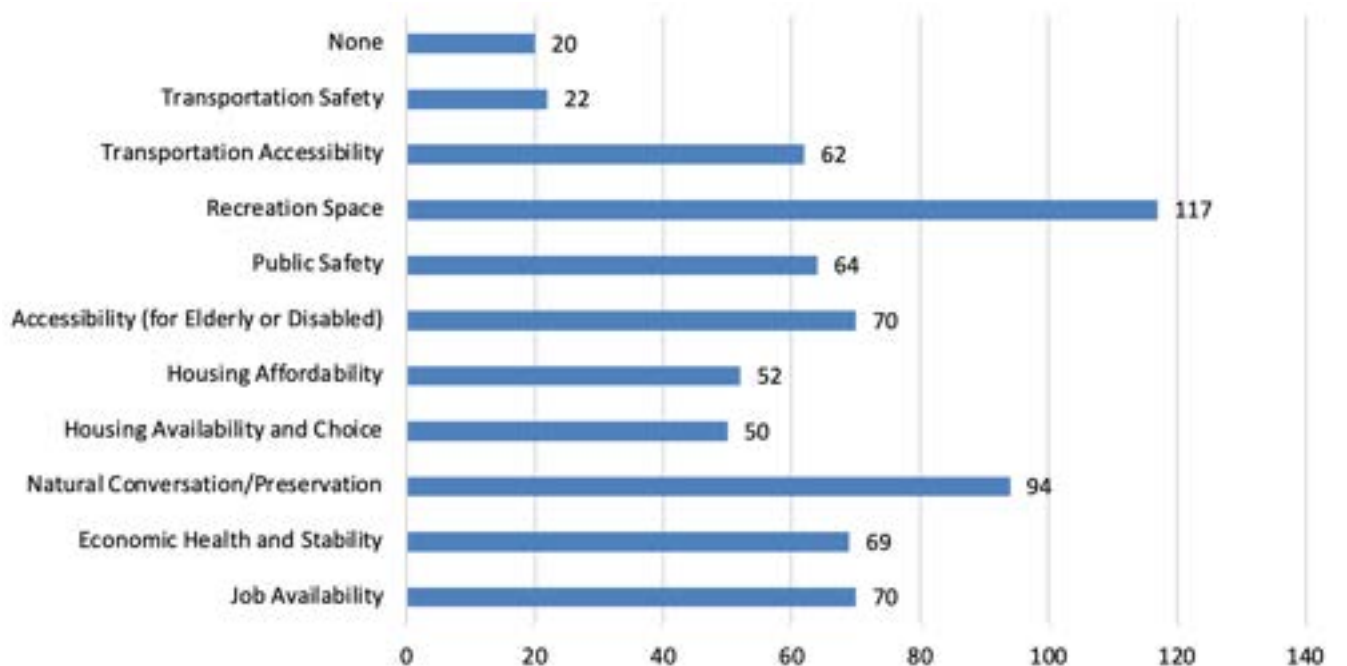
What could be improved about Lexington Township?

For this question, a list of potential improvements was given for respondents to choose from. The selections chosen the most were Recreation Space, Natural Conservation/Preservation, and Job Availability and Accessibility, which were tied.

While Lexington is known for its natural beauty and high-quality environmental features, such as the Lake Huron waterfront and various private parks and camps throughout the Township, respondents expressed a strong desire for more public recreational opportunities; specifically, trails and walking paths.

Additionally, accessibility is a top concern, which is consistent with aging communities across the state. Ensuring that residents and visitors have access to their daily needs and destinations, and that public facilities are accessible to folks of all abilities will be critical to Lexington’s future.

Lastly, job availability and economic development were top concerns cited throughout the survey. While some respondents indicated they want to retain Lexington’s current small-town charm, there is also a large portion of them who are eager to see more economic activity in the Township to ensure that existing residents have opportunities and that there are opportunities that will draw in new residents.



HOUSING PREFERENCES

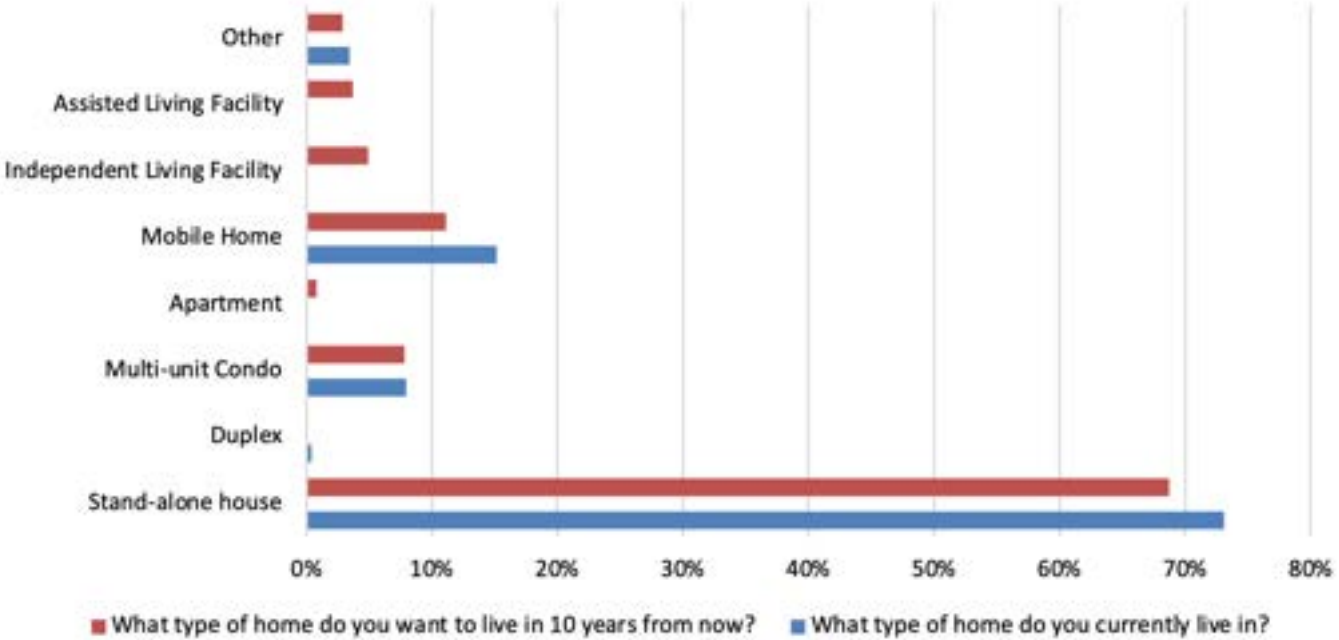
Of the 310 survey responses, 264 answered the housing related questions. When asked about housing type, many survey respondents (73%) indicated that they live in a stand-alone home. This is to be expected given Lexington's housing stock is mostly single-family homes. About 15% of respondents indicated that they lived in a mobile home, and 8% lived in a multi-family condo or apartment.

When asked where they would like to be living 10 years from now, only 68% of respondents indicated they would like to be in a stand-alone home, while 5% selected independent living facility and 4% selected assisted living facility. Given Lexington's demographics, it is likely that senior living facilities would be in high demand and the survey responses reflect this. The

SURVEY TAKEAWAYS

Based on the responses from this survey, a number of takeaways can be made about the current strengths, weaknesses, and areas of improvement in Lexington Township.

- » Residents enjoy the natural beauty and recreational opportunities within the Township but would like to see additional recreational facilities and programming, and expansion of existing facilities.
- » Residents support increasing access to natural features like the Black River and the Lake Huron waterfront.
- » Residents feel that commercial diversity is lacking in the Township and would support expanding retail such as restaurants and shopping, including stores that offer basic necessities.
- » There is a desire for additional and diversified employment opportunities, but many would like to retain the Township's small-town charm and worry that bringing in new opportunities will change the Township's character.
- » Residents support efforts to improve pedestrian safety in the Township, including expanded trails and pathways.
- » There is a desire for additional housing opportunities, specifically rental options and other housing types such as senior housing and smaller, more cost-effective units such as apartments or other multi-family housing types.



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.

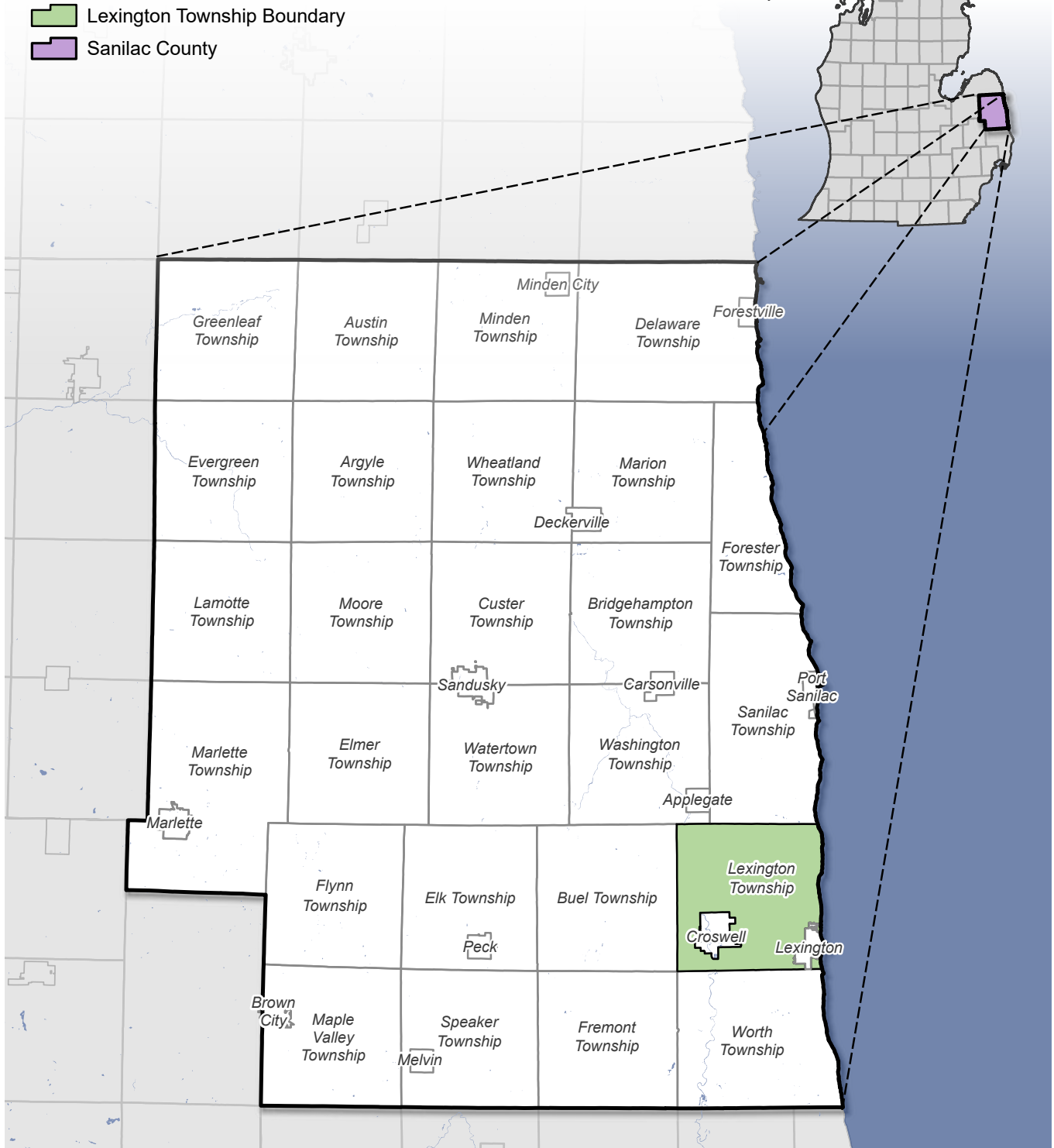
Regional Context

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 Location

LEGEND

-  Lexington Township Boundary
-  Sanilac County



0 100 200 300 400 500 600 700 800 900 1000 Feet



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 hot spot 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.

Today, Lexington has evolved into a charming waterfront community, with panoramic views of southern Lake Huron along the shoreline and enduring agricultural industry inland. There are also a variety of local amenities that residents and visitors enjoy, including golf courses, vineyard wine tastings, and access to the Black River for kayaking, to name a few.



Lexington

T O W N S H I P

02

Background Summary

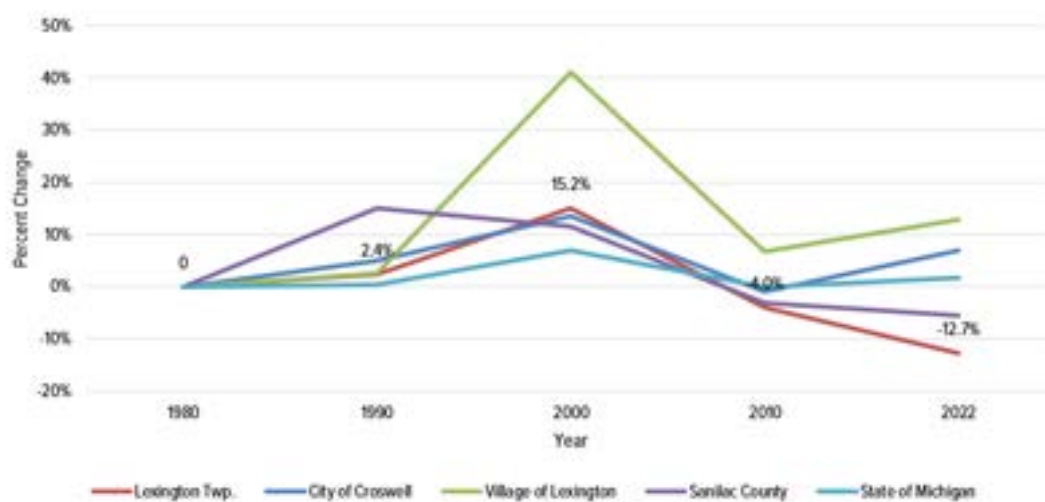
Using demographic data available from the U.S. Census Bureau, Lexington Township is evaluated relative to Sanilac County, the State of Michigan, and nearby communities to understand the Township's long-term trends. In order to properly plan for what the community will need in the coming years, key questions about the future population must be considered: Is the community growing rapidly, slowly, or is it declining? Is the community getting older? Are households getting bigger? Is the community becoming more or less racially diverse? How educated is the community? In the following narrative these answers are contextualized to offer insight that will allow the Township to prepare for imminent changes in the types of public services it offers, the types of businesses it wants to attract, and the type of character it wants to maintain or establish.

Population Characteristics

HISTORIC POPULATION TRENDS

As reported by the U.S. Census Bureau, Lexington Township's population (excluding the City of Croswell and the Village of Lexington) increased by nearly 18% between 1980 and 2000 (see Table 1). However, between 2000 and 2010, the Township's population decreased by 4%. This trend continued in the last decade, with a loss of 12.7% between 2010 and 2022. The Township's population loss is consistent with that of Sanilac County as a whole, which saw a population decrease of 3% in 2010 and 5.5% in 2022. In 2022, the U.S. Census reported Lexington Township's population at 2,165 people.

Figure 2: Population Trends – Lexington Township and Selected Communities (1980-2022)



Source: U.S. Census Bureau, 1980, 1990, 2000, 2010, 2022

Table 2: Population Trends – Lexington Township and Select Communities, (1980-2022)

	1980		1990		2000		2010		2022	
	#	Change	#	Change	#	Change	#	Change	#	Change
Lexington Township	2,191	–	2,244	2.4%	2,584	15%	2,480	-4%	2,165	-12.7%
City of Croswell	2,073	–	2,174	5%	2,467	13.5%	2,447	-1%	2,617	6.9%
Village of Lexington	765	–	784	2.5%	1,104	41%	1,178	6.7%	1,329	12.8%
Sanilac County	40,630	–	39,928	15%	44,547	11.6%	43,114	-3%	40,759	-5.5%
State of Michigan	9,262,078	–	9,295,297	36%	9,938,444	7%	9,883,640	-0.05%	10,057,921	1.8%

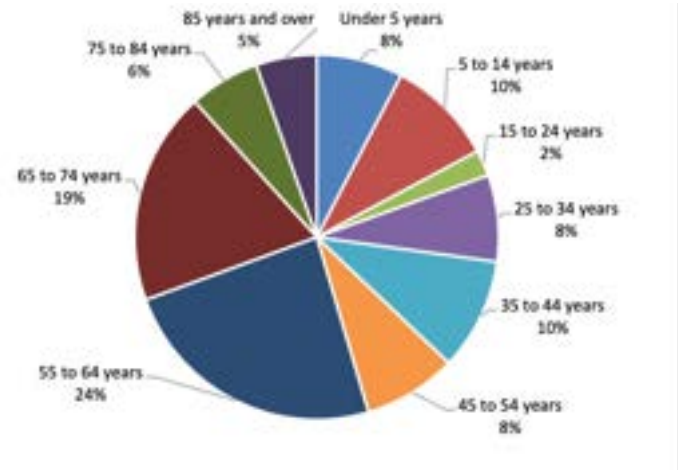
Source: U.S. Census Bureau, 1980, 1990, 2000, 2010, 2022

While there was a notable decline in population between 2010 and 2022, this decline was also experienced across the County. However, there was an increase in the Village of Lexington's and City of Croswell's populations.

AGE

Lexington Township’s median age is 58.75 years, up from the median age of 52 reported in 2010. Figure 3 depicts the age distribution of Lexington Township residents. The pie chart reveals that approximately 38% of the Township’s population is under the age of 45. In 2010, nearly 48% of the population was under the age of 45. Age groups 55 to 75 make up the largest share, 43%, combined between the two.

Figure 3: Population Distribution by Age



Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2017-2022

Table 3 compares the population of Lexington Township, the Village of Lexington, the City of Croswell, Sanilac County and the State of Michigan by age distribution. The table reveals that, similar to the Village of Lexington, the median age is considerably higher in the Township than in the County and State as a whole. However, the Township has a smaller percentage of adults 65 and older than the Village, and a higher percentage of households with children.

Table 3: Age Characteristics – Lexington Township and Selected Communities, 2022

Age Characteristics	Lexington Township	Village of Lexington	City of Croswell	Sanilac County	State of Michigan
Total Population	2,165	1,329	2,617	40,759	10,057,921
Median Age (years)	58.75	59.8	41.3	45.2	39.9
% Under 5	7.7%	12.5%	4.8%	4.9%	5.5%
% Under 18	17.6%	28.7%	23.8%	21.1%	21.4%
% 65 and Older	30.6%	49.8%	17.8%	22.3%	17.8%
Total Households	993	807	1,038	17,296	4,009,253
% Households with Children	19.0%	13.8%	2.6%	18.5%	19.5%

Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2017-2022

AGING IN PLACE

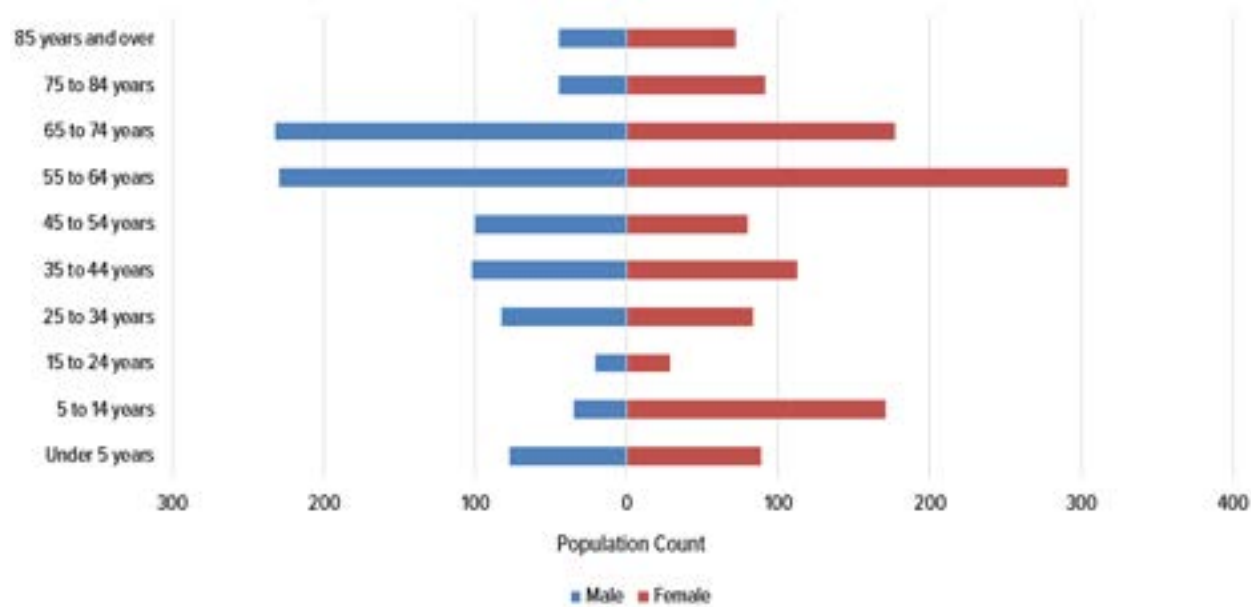
With a median age of 58.75 years and over 30% of residents aged 65 and older, Lexington has a significantly older population than the State of Michigan, where the median age is 39.9 years—nearly 20 years younger—and 17.8% of residents are 65 or older. Many of Lexington’s older residents wish to remain in the Township, but with little opportunity for downsizing or transition to senior living facilities, they end up remaining in single-family homes oversized for their needs and ill-equipped for aging citizens who may require additional accessibility features and services. This lack of more appropriate housing options not only has a negative effect on elderly residents, but on young families as well, who may struggle to get a foothold in the Township because the housing turnover is so low. This can have a compounding negative effect, leading to fewer children in schools, fewer working-age people to support the economy, and less support for seniors.

The Township must make room for a greater diversity of housing types, expand non-motorized transportation options—including sidewalks and multi-purpose trails—and increase accessibility to services to ensure both the retention of residents through all stages of life as well as the welcoming of new residents and families into the Township. To create a healthy community where residents can age in place and generations can coexist sustainably, throughout the next five years the Township must identify the ways that housing, transportation, and amenities are currently under-serving older adults, and address these issues through zoning updates and general policy and decision making.

GENDER

In 2022, there were nearly 10% more females than males in Lexington Township. Figure 4 also demonstrates the stark age makeup in Lexington, with a large portion of older adults than other age groups. Gender is generally even among age groups, but there are more female children than male. There is also a very small proportion of teenagers and young adults aged 14 to 24 years.

Figure 4: Age Distribution by Gender – Lexington Township, 2022



Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2017-2022

RACE

Racial composition, reflected in **Table 4**, indicates that the County-wide population is 92.7% white, which demonstrates a growth in diversity from 2010 when the county was 98.8% white. The proportion of white residents in the Township is similar at 93.7%, which also shows diversification from the 2010 figure of 96.7%. Roughly 1.1% of the County's population is non-white, with 0.4% Black or African American, 0.3% American Indian or Native Alaskan, and 0.2% Asian. Additionally, 3.2% of the County's population identifies as being two or more races. The Township's racial composition is similar to that of the County. Approximately 4.4% of the Township's population identified as Hispanic (of any race).

Table 4: Racial and Ethnic Composition*

RACE	Lexington Township		Village of Lexington		City of Croswell		Sanilac County	
	#	%	#	%	#	%	#	%
TOTAL POPULATION	2,542	100%	943	100%	2,322	100%	40,611	100%
One Race	2,382	93.7%	880	93.3%	1,929	83.1%	37,656	92.7%
» <i>White</i>	2,363	93.0%	872	92.5%	1,903	82.0%	37,209	91.6%
» <i>Black or African American</i>	5	0.2%	1	0.1%	10	0.4%	151	0.4%
» <i>American Indian and Alaska Native</i>	5	0.2%	4	0.4%	10	0.4%	112	0.3%
» <i>Asian</i>	4	0.2%	3	0.3%	2	0.1%	84	0.2%
» <i>Native Hawaiian and Other Pacific Islander</i>	0	0%	0	0%	0	0%	2	0%
Some other Race	5	0.2%	0	0.0%	4	0.2%	98	0.2%
Two or More Races	49	1.9%	18	1.9%	108	4.7%	1,281	3.2%
Hispanic or Latino (of any race)	111	4.4%	45	4.8%	285	12.3%	1,674	4.1%
Not Hispanic or Latino	2,431	95.6%	898	95.2%	2,037	87.7%	38,937	95.9%

Source: U.S. Census Bureau, 2020

*Estimates for racial composition do not all add up to the total population figure.

Housing Characteristics

GENERAL HOUSING TRENDS

As illustrated in the table below, the 2010 U.S. Census tallied 1,341 total housing units in the Township. In 2022, there were only 1,262 units, a decrease of 6.3%.

Table 5: Housing Units – Lexington Township and Selected Communities, 2010-2022

	Lexington Township			Village of Lexington			City of Croswell			Sanilac County		
	2010	2022	% Change	2010	2022	% Change	2010	2020*	% Change	2010	2022	% Change
Total Units	1,341	1,262	-6.3%	1,114	1,217	8.5%	1,120	1,058	-5.9%	22,725	21,779	-4.3%
Occupied	1,018	993	-2.5%	599	807	25.8%	971	979	0.8%	17,132	17,296	0.9%
Vacant	323	269	-20.1%	515	410	-25.6%	149	79	-88.6%	5,593	4,483	-24.8%
Seasonal	208	256	23.0%	459	336	-26.7%	10	–	–	3,568	–	–

*2022 American Community Survey (ACS) data from the U.S. Census Bureau is not available for the City of Croswell. 2020 Decennial Census data is provided. Source: U.S. Census Bureau, 2010, 2020 and 2022

Table 5 also reveals the following with respect to Lexington Township:

- » Vacant housing units decreased by 20.1% between 2010 and 2022.
- » 1,281 of the Township's total 3,228 parcels are not registered with the Assessor as Principal Residences, which can receive a Principal Residence Exemption (PRE) on property taxes. This count is often used to provide context around seasonal residents or second homeowners. As seen in the table, 256 housing units are considered seasonal by the U.S. Census Bureau count, which is far under the count of non-PREs in the Township. Given Lexington's location on the Lake Huron shoreline and the local tourism in the Village of Lexington, understanding how many housing units are used for seasonal purposes versus permanent housing is critical to ensure housing needs are met.

Table 6 on the following page contains information on households, which reveals the following. Between 2010 and 2022:

- » The number of households in the Township decreased from 1,018 to 993 – a decrease of 2.5%.
- » The number of family households decreased by approximately 10.1%.
- » Female-headed households increased by 14.5%.
- » The proportion of households with a householder living alone decreased 8.2% (from 25.2% in 2010 and 17.0% in 2022).
- » The proportion of householders 65 years and over living alone decreased by 2.71% (from 11.8% in 2010 and % in 2022).
- » Persons per household decreased by 13.8% within the Township, while the County saw a decrease of 6.0%.

Table 6: Households/Household by Type – Lexington Township and Selected Communities, 2010-2022

Households by Type	Lexington Township		City of Croswell		Village of Lexington		Sanilac County	
	2010	2022	2010	2022	2010	2022	2010	2022
Total households	1,018	993	934	1,038	599	807	17,156	17,296
Family households (families)	751	675	645	746	531	357	11,990	11,226
Married- couple families	646	531	467	484	253	297	9,799	8,792
Other family, female householder	76	87	153	180	48	54	1,525	1,569
Householder living alone	257	169	220	278	243	400	4,426	5,102
Householder living alone 65 years +	120	90	111	137	128	198	2,024	2,543
Persons per household	2.25	1.94	2.80	2.52	1.95	1.64	2.48	2.33

Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2005-2010 and 2017-2022

AGE OF HOUSING

The American Community Survey (ACS, 2017-2022) estimated a total of 1,410 housing units within Lexington Township as of 2022. As shown in **Table 7**, the ACS estimates that approximately 55 units (3.9%) were constructed between 2010 and 2019. This is a noticeable decrease from previous decades, which can likely be explained by the Great Recession and housing market crash that occurred during that period. Nearly 65% of Lexington Township's housing units are estimated to have been constructed prior to 1979, which is similar to that of Sanilac County as a whole.

Since 2019, the ACS did not record any new units being constructed. However, local permit records reveal that 31 new dwellings were constructed between the years of 2020 and 2023. When incorporated into the ACS data, this would raise the total number of housing units from 1,410 to 1,441. With this new total, the 31 units constructed after 2020 constitute 2.1% of all housing units in the Township.

Table 7: Age of Housing/Year Structure Built – Lexington Township, 2022

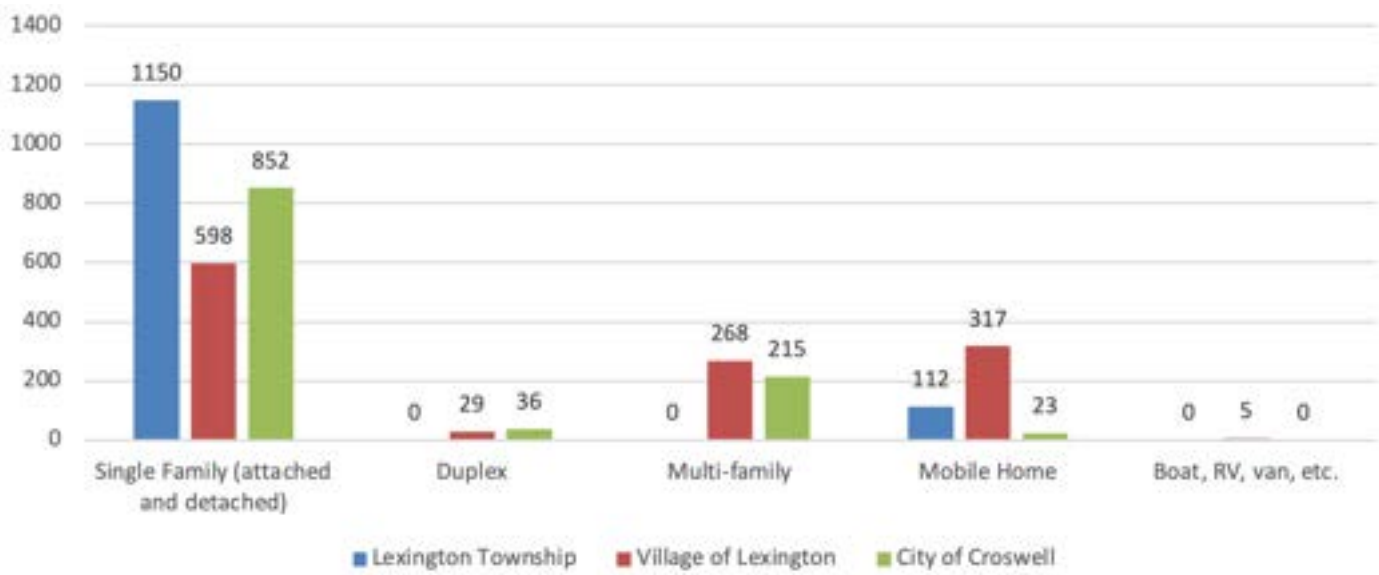
Year Structure Built	Lexington Township		Sanilac County	
	Number	Percentage	Number	Percentage
2020 or later	0	0%	17	0.1%
2010 to 2019	55	3.9%	555	2.4%
2000 to 2009	158	11.2%	2,045	8.8%
1980 to 1999	301	21.3%	5,618	24.3%
1960 to 1979	354	25.1%	5,757	24.9%
1940 to 1959	201	14.3%	3,886	16.8%
1939 or earlier	341	24.2%	5,275	22.8%

Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2017-2022

UNITS IN STRUCTURE/STRUCTURE TYPE

As illustrated in **Figure 5**, the Township’s housing stock is mostly single-family at 91%. The estimate did not find an duplexes, and only 8.9% 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 49% of the Village’s housing stock is single-family (attached/detached) homes, while 2.4% are duplexes, 22% are multi-family, and 26% are mobile homes. The Village has a high percentage of mobile homes as the Village contains the only municipally-owned mobile home park within the State. Nearly 95% of the Township’s occupied housing units are owner-occupied.

Figure 5: Units in Structures/Structure Type – Lexington Township, 2022



Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2017-2022



HOUSING VALUE

In 2022, the American Community Survey estimated that approximately 7.55%, or 71 units, of Lexington Township's specified owner-occupied units had values of between \$50,000 and \$99,000, a considerable decrease from the previous decade when this figure was estimated at 32%. As noted in **Table 8**, the largest share of homes (25.82%) were valued between \$200,000 and \$299,999. The housing market in the period after the COVID-19 pandemic saw home values increase across the country, and this trend has been true for the Township as well. The County wide median value of single-family homes was \$149,300, considerably higher than the median in 2013 (\$96,500). The County wide median home value is also significantly less than Lexington's median value of \$183,100.

Table 8: Housing Value – Lexington Township and Sanilac County, 2022

	Lexington Township		Sanilac County	
	#	%	#	%
Specified owner-occupied units	941	100%	13,787	100%
Value				
Less than \$50,000	71	7.55%	1,193	8.70%
\$50,000 to \$99,999	40	4.25%	2,826	20.50%
\$100,000 to \$149,999	202	21.47%	2,915	21.10%
\$150,000 to \$199,999	215	22.85%	2,341	17.00%
\$200,000 to \$299,999	243	25.82%	2,628	19.10%
\$300,000 to \$499,999	136	14.45%	1,232	8.90%
\$500,000 to \$999,999	34	3.61%	539	3.90%
\$1,000,000 or more	0	0.00%	113	0.80%
Median (dollars)	\$183,100	-	\$149,300	-

Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2017-2022

RENT VALUES

There are only 33 rental units in the Township based on ACS estimates from 2022, all falling within the \$500 to \$999 per month rental range. The monthly median rent in the Township is approximately \$616, which is slightly lower than that of Sanilac County (\$770). Since 2010, median rent has increased by nearly 20% (reported at \$513 in 2010).

Table 9: Rent Value – Lexington Township and Sanilac County, 2022

	Lexington Township		Sanilac County	
	#	%	#	%
Occupied Units paying Rent	33	100%	2,909	100%
Less than \$500	0	0%	385	13.2%
\$500 to \$999	33	100%	1,975	67.9%
\$1,000 to \$1,499	0	0%	496	17.1%
\$1,500 to \$1,999	0	0%	50	1.7%
\$2,000 to \$2,499	0	0%	3	0.1%
\$2,500 to \$2,999	0	0%	0	0.0%
\$3,000 or more	0	0%	0	0.0%
Median (dollars)	\$616	-	\$770	-

Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2017-2022

Educational Attainment

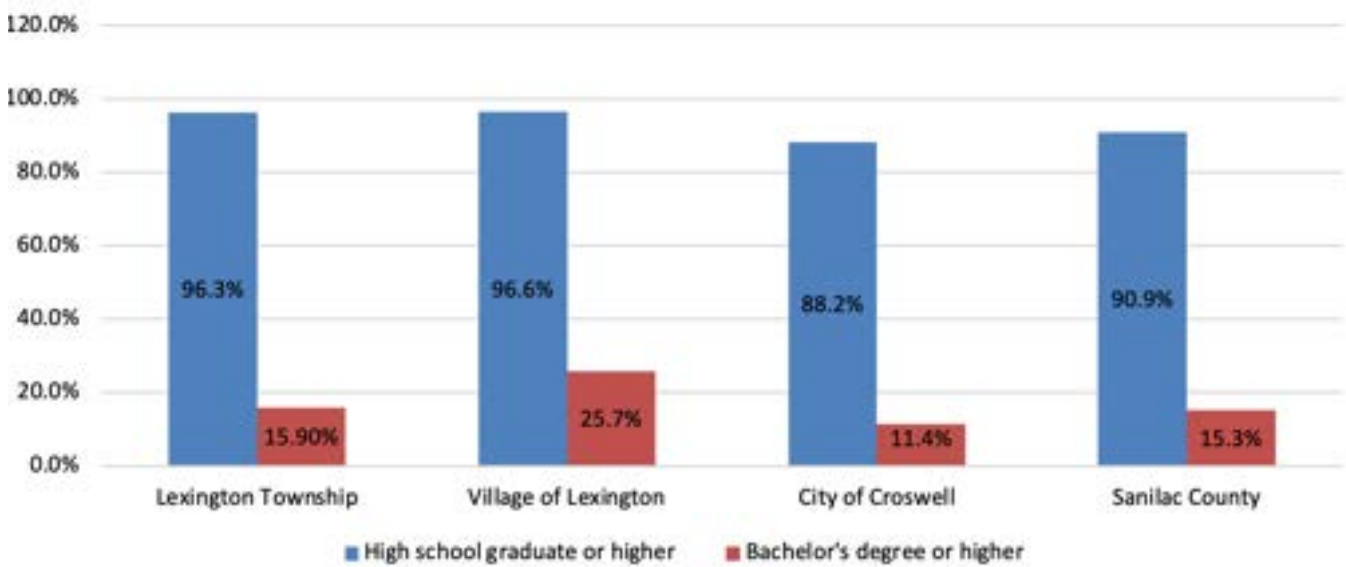
Table 10 and **Figure 6** compare educational attainment in Lexington Township and selected communities, as revealed through the American Community Survey (ACS) 5-year estimates. Of Township residents over the age of 25, 96.3% have a high school diploma or higher, a considerable increase from a decade ago when this figure was at 88.4%. The County also experienced an increase in this figure, from 86.9% in 2013 to 90.9% of residents having a high school diploma or higher in 2022. About 15% of both Township and County residents have at least a bachelor's degree.

Table 10: Educational Attainment, Population 25 Years and Over – Lexington Township and Selected Communities, 2022

	Lexington Township	Village of Lexington	City of Croswell	Sanilac County
Population 25 years and over	1,743	1,120	1,761	29,066
Less than 9th grade	42	12	85	0,899
9th to 12th grade, no diploma	23	26	123	1,759
High school graduate (includes equivalency)	797	356	708	12,448
Some college, no degree	335	292	561	6,608
Associate's degree	269	146	83	2,913
Bachelor's Degree	141	180	140	2,940
Graduate or Professional Degree	136	108	61	1,499
High school graduate or higher	96.3%	96.6%	88.2%	90.9%
Bachelor's degree or higher	15.90%	25.7%	11.4%	15.3%

Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2017-2022

Figure 6: Education Attainment for Persons Over 25 Years of Age – Lexington Township, 2022



Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2017-2022

Employment

Table 11, Employment by Occupation, reveals that the top three occupations within Lexington Township are: Sales and office (24.5%); management, business, science, and arts occupations (35.8%); and production, transportation and material moving (18.4%). The top Lexington Township occupations are comparable with the top occupations in Sanilac County, though there are many more service occupations. This is consistent with the fact that both Croswell and Lexington have many of the service-oriented businesses within the Township boundary.

Table 11: Employment by Occupation

OCCUPATION	Lexington Township		Village of Lexington		City of Croswell		Sanilac County	
	#	%	#	%	#	%	#	%
Civilian employed population 16 years and over	759	100%	583	100%	1,172	100.0%	17,349	100.0%
Management, business, science, and arts occupations	272	35.8%	233	40%	207	17.7%	5,090	29.3%
Service occupations	100	13.2%	64	11.0%	250	21.3%	2,617	15.1%
Sales and office occupations	186	24.5%	149	25.6%	349	29.8%	3,240	18.7%
Natural resources, construction, and maintenance occupations	61	8.0%	33	5.7%	162	13.8%	2,713	15.6%
Production, transportation, and material moving occupations	140	18.4%	104	17.8%	204	17.4%	3,689	21.3%

Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2017-2022

Figure 7: Occupation of Civilian Population 16 years and older – Lexington Township and Lexington Village, 2022

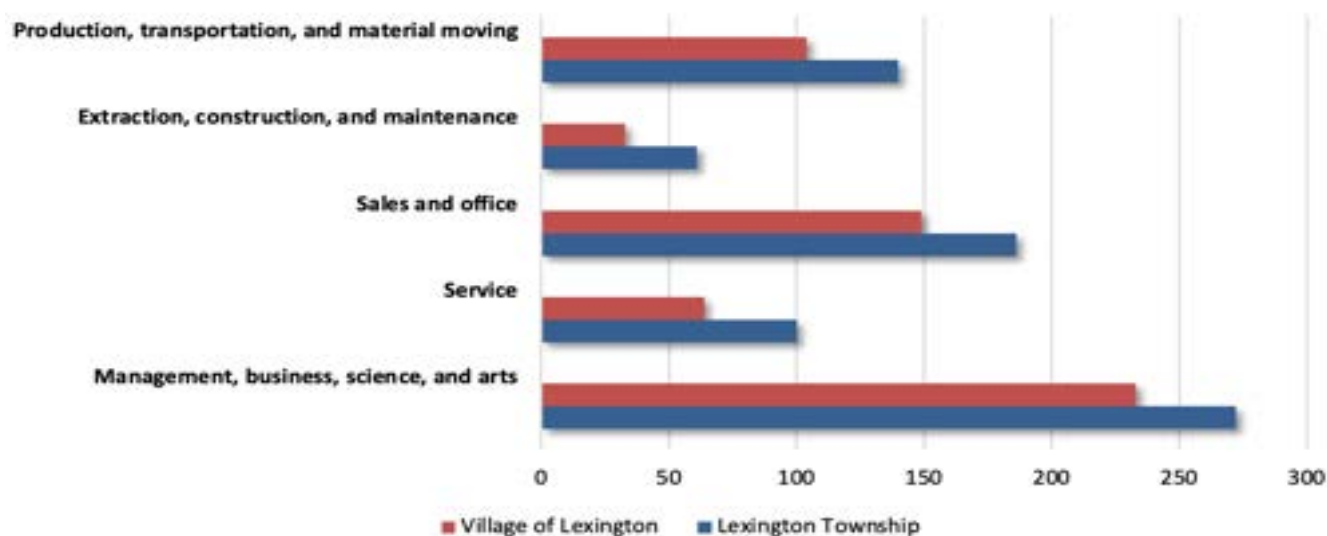


Table 12, Employment by Industry, reveals that a high proportion of Lexington Township, Lexington Village, Croswell, and Sanilac County residents are employed in the Manufacturing industry. A shift from the last decade is an increase in residents employed within the educational services, health care and social assistance industry. In the Township, there are over 30% of employed residents in this sector, a departure from the largest sector in 2013 (manufacturing). Within Lexington Township, the three largest industries are educational services, health care, and social assistance (30.6%); manufacturing (23.3%); and arts, entertainment, and recreation, and accommodation and food services (11.5%). Construction has drastically decreased from 10.2% in 2013 to just 1.6% of residents in 2022.

Table 12: Employment by Industry – Lexington Township and Selected Communities, 2022

INDUSTRY	Lexington Township		Village of Lexington		City of Croswell		Sanilac County	
	#	%	#	%	#	%	#	%
Civilian employed population 16 years and over	759	100%	583	100%	1,172	100%	17,349	100%
Agriculture, forestry, fishing and hunting, and mining	18	2.4%	7	1.2%	21	1.8%	1,407	8.1%
Construction	12	1.6%	17	2.9%	70	6.0%	1,474	8.5%
Manufacturing	177	23.3%	104	17.8%	235	20.1%	3,943	22.7%
Wholesale trade	24	3.2%	4	0.7%	29	2.5%	326	1.9%
Retail trade	41	5.4%	101	17.3%	169	14.4%	1,874	10.8%
Transportation and warehousing, and utilities	25	3.3%	60	10.3%	59	5.0%	670	3.9%
Information	0	0.0%	3	0.5%	49	4.2%	114	0.7%
Finance and insurance, and real estate and rental and leasing	17	2.2%	60	10.3%	70	6.0%	704	4.1%
Professional, scientific, and management, and administrative and waste management services	33	4.3%	34	5.8%	30	2.6%	902	5.2%
Educational services, and health care and social assistance	232	30.6%	111	19.0%	179	15.3%	3,234	18.6%
Arts, entertainment, and recreation, and accommodation and food services	87	11.5%	51	8.7%	111	9.5%	1,248	7.2%
Other services, except public administration	36	4.7%	20	3.4%	84	7.2%	656	3.8%
Public administration	57	7.5%	11	1.9%	66	5.6%	797	4.6%

Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2017-2022

Income

The following table provides figures for median household income for Lexington Township for 2013 and 2022. The median household income for the Township was \$39,425 in 2013, or \$48,133 in 2022 inflation adjusted dollars (IAD). In 2022, this figure remained steady, with estimates at \$48,962. Given the increased rates of inflation during and after the COVID-19 pandemic, adjusting these figures shows that, while the nominal median income has increased nearly \$10,000 in the last decade, the buying power of residents in the Township has remained steady as the cost of goods and services have skyrocketed.

Table 13: Household Income: Lexington Township, 2013 – 2022

Income	2013		2022	
	Number	Percentage	Number	Percentage
Total Households	1,013	100%	993	100%
Less than \$10,000	83	8.2%	32	3.2%
\$10,000 to \$14,999	49	4.8%	62	6.3%
\$15,000 to \$24,999	206	20.3%	138	13.9%
\$25,000 to \$34,999	120	11.8%	112	11.2%
\$35,000 to \$49,999	160	15.8%	123	12.4%
\$50,000 to \$74,999	168	16.6%	207	20.8%
\$75,000 to \$99,999	96	9.5%	147	14.8%
\$100,000 to \$149,999	58	5.7%	102	10.3%
\$150,000 to \$199,999	16	1.6%	41	4.1%
\$200,000 or more	57	5.6%	31	3.1%
Median household Income	\$39,425 (\$48,133 in 2022 dollars)	–	\$48,962	–

Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2009-2013 and 2017-2022

Additionally, **Table 13** reveals that between 2013 and 2022:

- » The proportion of households with incomes below \$10,000 decreased by 5%
- » The proportion of households with incomes below \$25,000 decreased by 9.9%
- » The proportion of households with incomes greater than \$50,000 increased by 14%
- » The proportion of households with incomes greater than \$100,000 increased by 4.5%
- » The proportion of households with incomes greater than \$200,000 decreased by 2.5%

These figures demonstrate that overall, resident incomes are steadily increasing.

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.

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 gently. Due to the glacial till, the topography west of Babcock Road rises, but levels off and begins to drop into the lakebed 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>

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 Herbaceous Wetlands.** Emergent herbaceous 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.
- » **Woody Wetlands.** Forested or woody 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 and Forests.** 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 occupy 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** and are divided by Deciduous Forests, Evergreen Forests, and Mixed Forests. 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 (Lakes, Rivers, Streams, and Drains).** 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 City and Palm Township, Michigan in northern Sanilac County and empties into Lake Huron through Port Huron.

Acreage figures for Natural Features are contained in the table below:

Table 14: 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

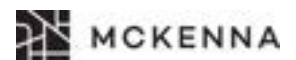
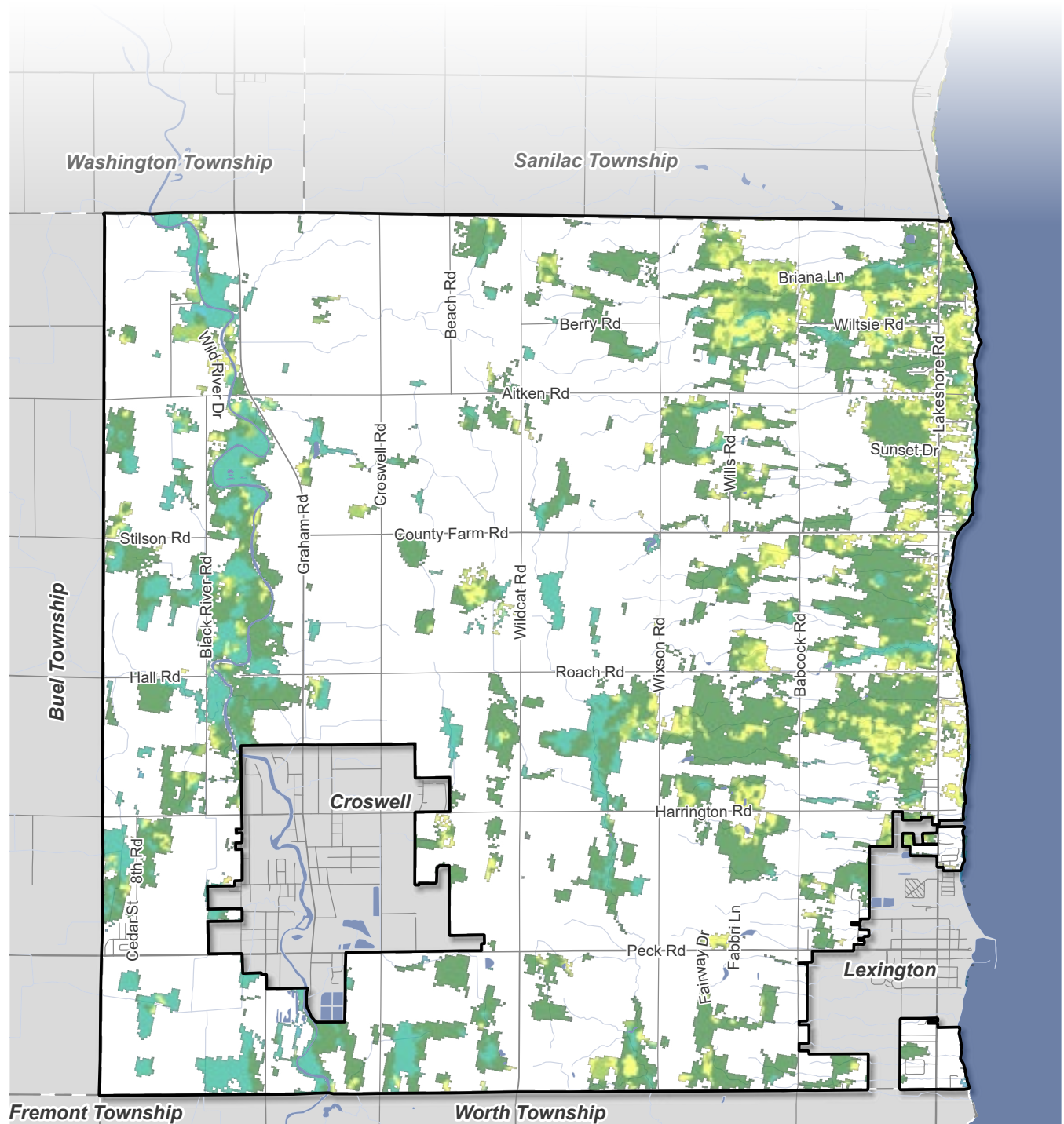
Map 2. Natural Features

LEGEND

Deciduous Forest
Evergreen Forest

Mixed Forest
Shrub/Scrub

Woody Wetlands
Emergent Herbaceous Wetlands



COASTAL RESILIENCY

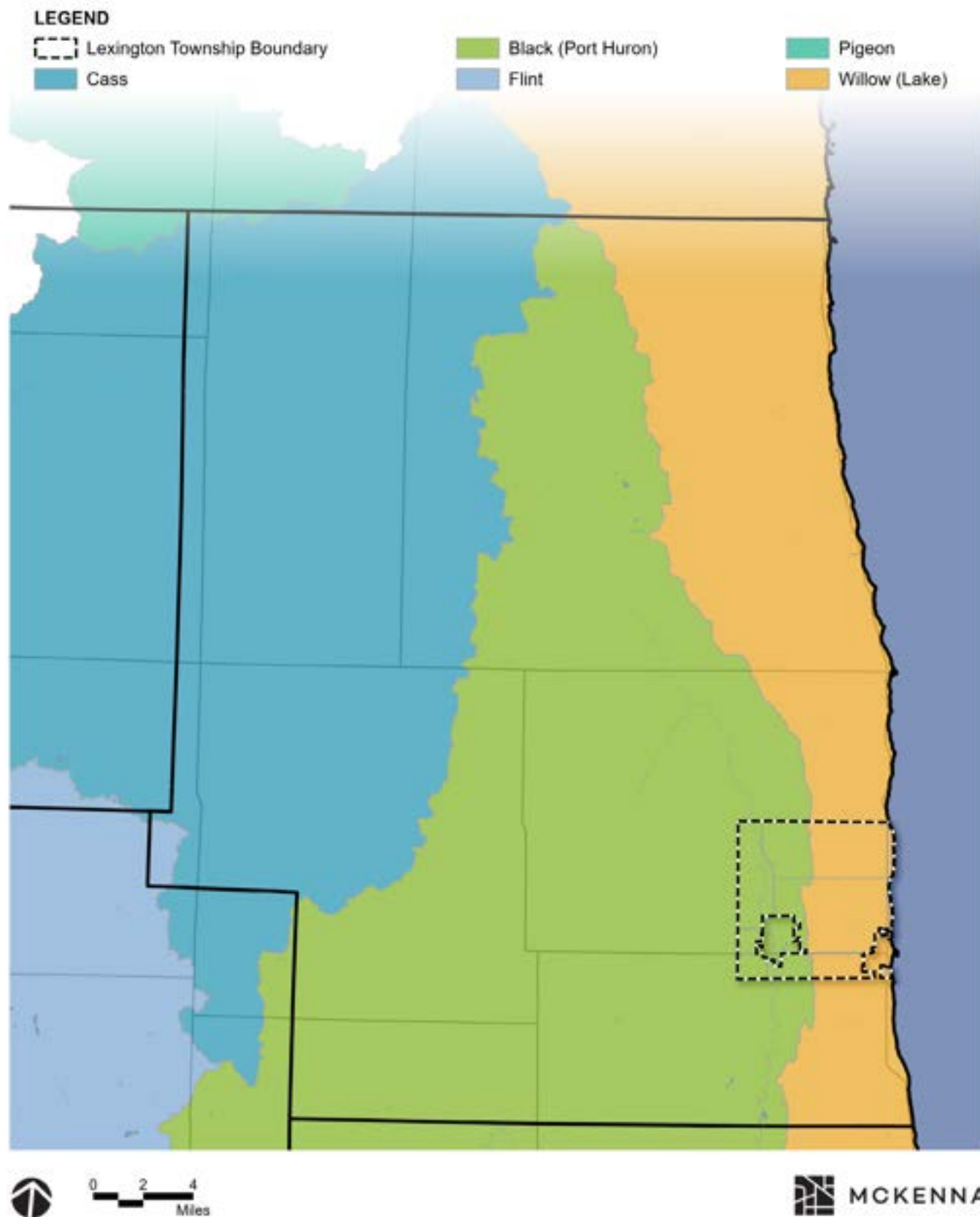
Lexington Township's location along Lake Huron makes coastal resiliency a critical component of long-term planning. Coastal resiliency refers to the ability of shoreland and nearshore environments to adapt to extreme weather events, erosion, and flooding while minimizing environmental, property, and infrastructure damage. Given fluctuating water levels and increased storm activity, proactive measures must be taken to protect Lexington's shoreline, residents, infrastructure, and economic assets.

To mitigate the risks of erosion and flooding, the Township should encourage development setbacks from the shoreline, reducing exposure to high-risk erosion zones and preventing infrastructure damage. Maintaining natural vegetation along the shore through greenbelts and vegetative buffers will stabilize the land, reduce erosion, and filter runoff before it reaches Lake Huron. Preserving open space and critical habitat along the shoreline can help absorb floodwaters and protect natural defenses. Additionally, reducing reliance on hard armoring, such as seawalls, in favor of nature-based solutions like living shorelines will promote long-term stability. Lexington Township should also prioritize flood risk mitigation through infrastructure planning and zoning policies that restrict development in high-risk areas. By integrating these strategies into zoning updates and long-term planning efforts, Lexington Township can protect its shoreline while ensuring that residents, businesses, and natural resources remain resilient to changing environmental conditions. The Township should also consider other coastal resiliency steps, which can be found in best practice resources such as the Sanilac County Master Plan and the Sustainable Small Harbors Guidebook.

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 central portion of the Township is located within the Black watershed. The western portion of the Township is primarily encompassed by the Cass watershed and a very small portion of the Flint and Pigeon watersheds.

Map 3. Sanilac County Watersheds



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 occupied by 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.
- » **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.** There are several private camps located along the shore of Lake Huron north of the Village of Lexington, including Camp Cavell (YMCA), Blue Water Campground, Camp Stapleton and Camp Playfair. Additionally, 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.

Table 15: Existing Land Use Acreage

Land Use	Acreage
Agriculture/Open Space	17,283.37
Single-Family Residential	4,508.20
Mobile Home Park	38.45
Commercial	112.11
Industrial	7.71
Recreation/Golf Course	443.26
Total	22,403.10

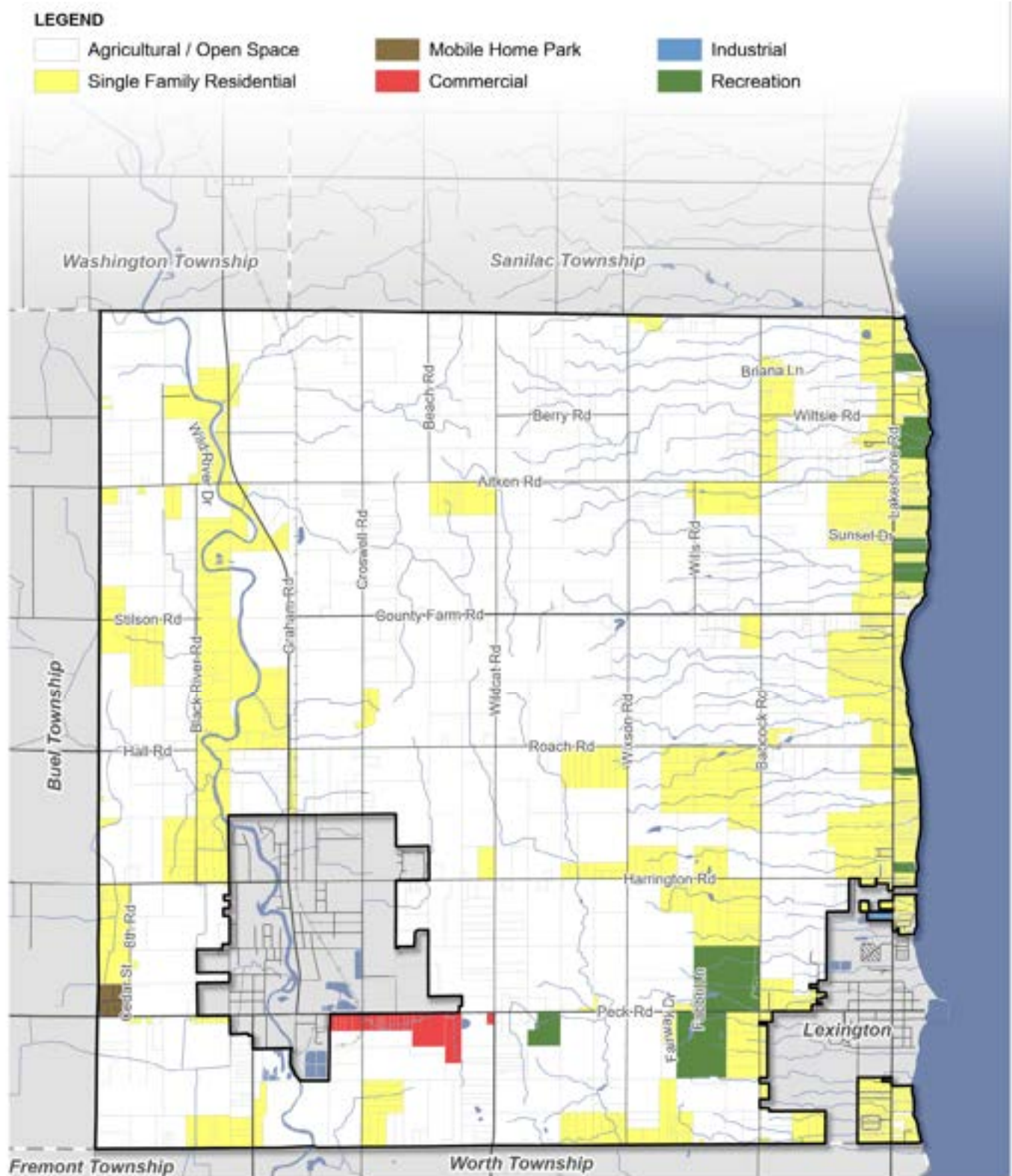
Source: McKenna

RENEWABLE ENERGY

As the demand for renewable energy continues to grow, Lexington Township may experience increased development pressure for large-scale solar and wind energy projects due to its extensive agricultural land. While renewable energy provides economic benefits and aligns with sustainability goals, the Township must carefully balance these opportunities with the preservation of its rural character, agricultural land, and natural areas.

Future policy development should prioritize the protection of Lexington Township's farmland and natural landscapes. Large-scale renewable energy developments should be carefully sited to avoid the clear-cutting of agricultural and natural lands and should be designed in a way that minimizes disruptions to existing land uses. The Township encourages a thoughtful approach to renewable energy that aligns with its long-term land use vision, ensuring that development does not come at the cost of Lexington's environmental and agricultural heritage.

Map 4. Existing Land Use



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Sources: Data Source: Sanilac County. Lexington Township. McKenna 2025.



0 2,000 4,000
Feet



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 Township and Village staff, including the Village Police and Fire Departments.

PUBLIC SAFETY

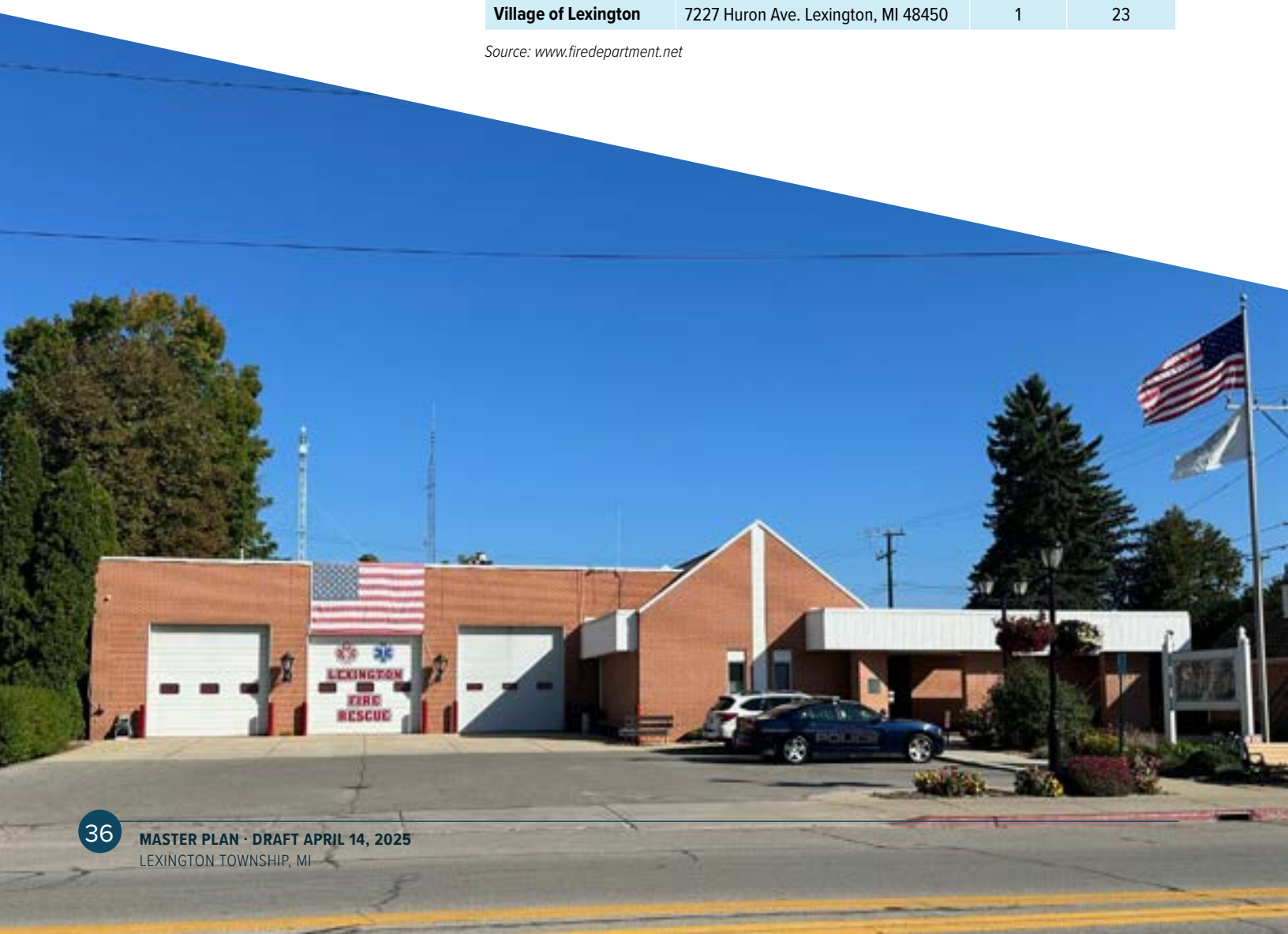
Police. Police protection for the Township is provided by the Sanilac County Sheriff's Department as well as the Michigan State Police post. Both offices are located in Sandusky, Michigan. Police backup is provided by the City of Croswell and the Village of Lexington police departments.

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 16: Local Fire Departments Serving the Township

Municipality	Address	Stations	Volunteer Fire Fighters
Village of Croswell	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 park in Lexington Township. Lexington Park is located three 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 horseshoes, and seasonal RV/tent campsites with electric hook-up. There are also several privately owned parks within the Township, including Blue Water Campground, Camp Playfair (Girl Scouts), Camp Stapleton, and Y.M.C.A.'s Camp Cavell.

Two 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. Additional recreational opportunities within and near Lexington Township include the Black River for 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, which includes a boat launch to Lake Huron. The Township is also home to one 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. Genesee & Wyoming, an American short line railroad holding company, purchased it in 2012 and continues to operate the rail today.

AIRPORTS

The closest general aviation airports to Lexington Township are Huron County Memorial Airport located in Bad Axe and Tuscola Area Airport in Caro. Two public use airports—Arnold Field and Flugplatz Airport—are located within 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 the figures below.

Because of the flight path restrictions identified by the airport approach plans, the Township is obligated to consider limiting building heights, occupancy, and land uses in the interest of safety for the public and to landowners. Per Section 203(2) of the Michigan Zoning Enabling Act, the Township is obligated to “incorporate the airport layout plan or airport approach plan in the plan,” when it revises its Master Plan. As the zoning ordinance is updated in the future and land development becomes a reality in proximity to the airport, it will be increasingly important for the Township to consider the safety of surrounding uses. In support of this concept, the future land use plan identifies “Airport Impact” to highlight the importance of these considerations in locations on and adjacent to the airport.

Figure 8: Arnold Field Airport Approach Surface

[INSERT “Arnold Field Airport - 74-10 Croswell AAP Package” FROM O:\CLIENTS.I-L\Lexington Township\2023 Master Plan Update\06 - Graphics\Airport Approach Plans]

Figure 9: Flugplatz Airport Approach Surface

WAITING FOR REVISED PLAN FROM MDOT

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 Cooperative (TEC), a cooperative started in 1937 by local farmers. TEC is in the process of rolling out fiber broadband internet in Sanilac and Tuscola counties.

NATURAL GAS

Lexington Township is served by SEMCO Energy Gas Company. SEMCO Energy Gas Company serves over 300,000 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 elementary schools, an alternative high school, and early childhood education center. The School District also operates an "early college," which offers an associate degree program.

Croswell-Lexington High School was ranked one of the best high schools in the State of Michigan by U.S. News and World Report.

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 to 25 miles to the south of the Township via M-25 or M-90 (Peck Road) and M-19. M-25 (Lakeshore Road), 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 trunkline 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 I-69. I-69 runs east-west in the Thumb, and 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:

- » **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.
- » **Minor Arterials.** Similar to Principal Arterials; Minor Arterials carry trips of a shorter distance and to smaller traffic generators.
- » **Major Collectors.** Provide more access to individual property than arterials do. They also funnel traffic from residential or rural areas to arterials.
- » **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 17: Roads Eligible for Federal Aid

Road Name	NFC Road Classification
County Farm Road	Major Collector
Black River Road	Major Collector
M-25 (Lakeshore Road)	Principal Arterial
Wildcat Road	Minor Arterial
Old M-51/Graham Rd.	Minor Arterial
Harrington Road	Minor Collector

Source: Michigan Department of Transportation

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 2021. 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 (Lakeshore Road), M-90 (Peck Road), County Farm Road, and Old M- 51/Graham Road. As shown on Map 4, AADT for M-90 was estimated at 3,126 trips west of Croswell, picking up just before crossing into the City to 6,565 trips. East of Croswell, M-90 was estimated at 4,136 trips. AADT on M-25 ranges from 3,831 trips north of the Village of Lexington to 6,465 trips just north of the Village border. South of the Village, trips are estimated between 8,419 to 8,677 trips.

AADT for County Farm Road was 763 trips, while AADT for Old M-51/Graham Rd. north of Croswell was 2,465 trips.

COMPLETE STREETS

Michigan Public Act 135 of 2010 requires the development of a complete streets policy to promote safe and efficient travel for all legal users of the transportation network under the jurisdiction of the Michigan Department of Transportation (MDOT). Public Act 135 defines complete streets as “...roadways planned, designed, and constructed to provide appropriate access to all legal users in a manner that promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot, or bicycle.” Complete Streets policies vary based on community needs, with different considerations for urban areas compared to rural communities such as Lexington Township.

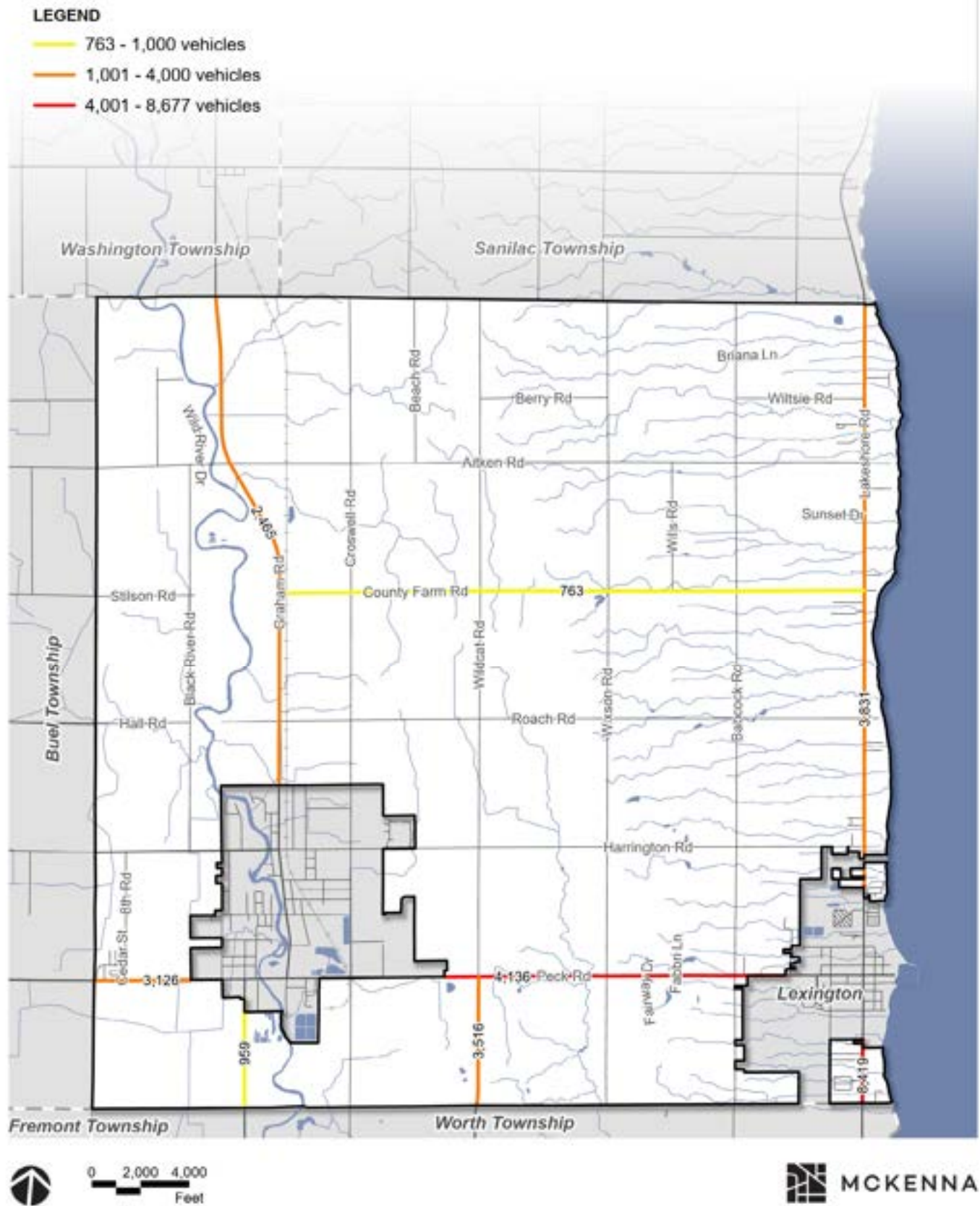
The state does not mandate Complete Streets implementation but encourages local governments to adopt policies that reflect their unique context. In Lexington Township, where transportation is primarily rural, infrastructure improvements should focus on enhancing safety and accessibility for all users, including pedestrians, cyclists, and those using mobility aids. As Lexington Township does not have direct control over road improvements and maintenance—these responsibilities fall under the jurisdiction of the Sanilac County Road Commission—any Complete Streets initiatives must align with County priorities. The Township should advocate for policies that improve connectivity, expand non-motorized transportation options, and enhance overall accessibility while preserving the rural character of the community.

Table 18: Traffic Volumes (State Trunk-Lines)

Road Segment	Annual Average Daily Traffic (AADT) Count
M-90 (West of Croswell)	3,126
M-90 (East of Croswell)	4,136
M-25 (South of Village of Lexington)	8,419
M-25 (North of Village of Lexington)	3,831
County Farm (entire length)	763
Old M-51/Graham Rd. (North of Croswell)	2,465

Source: Michigan Department of Transportation, 2021

Map 5. Traffic Volume (Annual Average Daily Traffic) 2021



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.

Lexington

T O W N S H I P

03

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.

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, measurable 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.

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: Promote and protect agricultural land uses to retain the scenic and rural character of the Township, as well as its economic health.

Objective

Encourage opportunities for innovative programs to support innovation for the enhancement and preservation of support agricultural activities.

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 more diverse range of quality 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 A:

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 B:

Encourage a diverse range of quality housing choices, including selective opportunities for multi-family development, consistent with the community’s needs, its limited utility systems, and its desire to maintain open space and minimize negative impacts on the visual and natural environment.

STRATEGIES

- » Encourage a variety of housing styles and price ranges to accommodate persons of all ages, backgrounds, incomes, and physical capabilities.
- » Direct higher-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 and 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 - 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

- » Encourage agri-tourism-based industry and businesses to locate within the Township.
- » Provide for appropriate local retail services at convenient locations when needed by adjacent residential neighborhoods while striving to avoid duplication of retail services that are already available in the Village of Lexington or the City of Croswell.
- » 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 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.
- » 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.

Goal – Industrial: Ensure that existing and future industrial development contributes to a balanced local tax base and provides job opportunities to local residents while not negatively impacting the rural character of the Township.

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.
- » Enhance Zoning Ordinance standards regarding permitted placement and required screening of outdoor storage areas.
- » 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.

Environment

GOAL: Preserve and protect the natural resources of Lexington Township.

Objective A:

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

STRATEGIES

- » Provide educational resources to raise awareness of the presence of sensitive environmental areas amongst Township residents.
- » 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 B:

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 C:

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 D:

Maintain natural open space areas.

STRATEGIES

- » Maintain and recognize open spaces for their natural potential as undeveloped areas.
- » Encourage open space in conjunction with new governmental, institutional, commercial and residential development.

Objective E:

Allow for appropriate renewable energy development that does not negatively impact the scenic and rural character of the Township.

STRATEGIES

- » Periodically review the Township’s renewable energy regulations to ensure alignment with the Township’s goals, current best practices, and state laws.

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.
- » Explore methods of expanding broadband internet access throughout the Township.

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 according to the adopted 2025 – 2029 Parks and Recreation Plan.

STRATEGIES

- » Expand opportunities for non-motorized pathways in appropriate locations through the Township.
- » 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 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.
- » 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 transportation network while respecting the Township's rural character.

Objective

Protect, maintain, and improve the capacity of the Township's transportation network to increase access and safety for all users, 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.
- » Encourage the development of multi-purpose trails and pathways to serve the community.
- » 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 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 A:

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 B:

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

STRATEGIES

- » Develop and conduct entrepreneurship educational programs.
- » Coordinate with the Croswell-Lexington School District, Sanilac Intermediate School District and MSU Extension to provide educational opportunities for small business creation and marketing.

Objective C:

Develop existing market niches and create new markets.

STRATEGIES

- » Encourage agri-tourism based industry and businesses to locate within the Township.
- » Encourage the development of tourism and retail 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.

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

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 to promote local historic preservation and increase access to grant funding as well as technical assistance.

Lexington

T O W N S H I P

04

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.

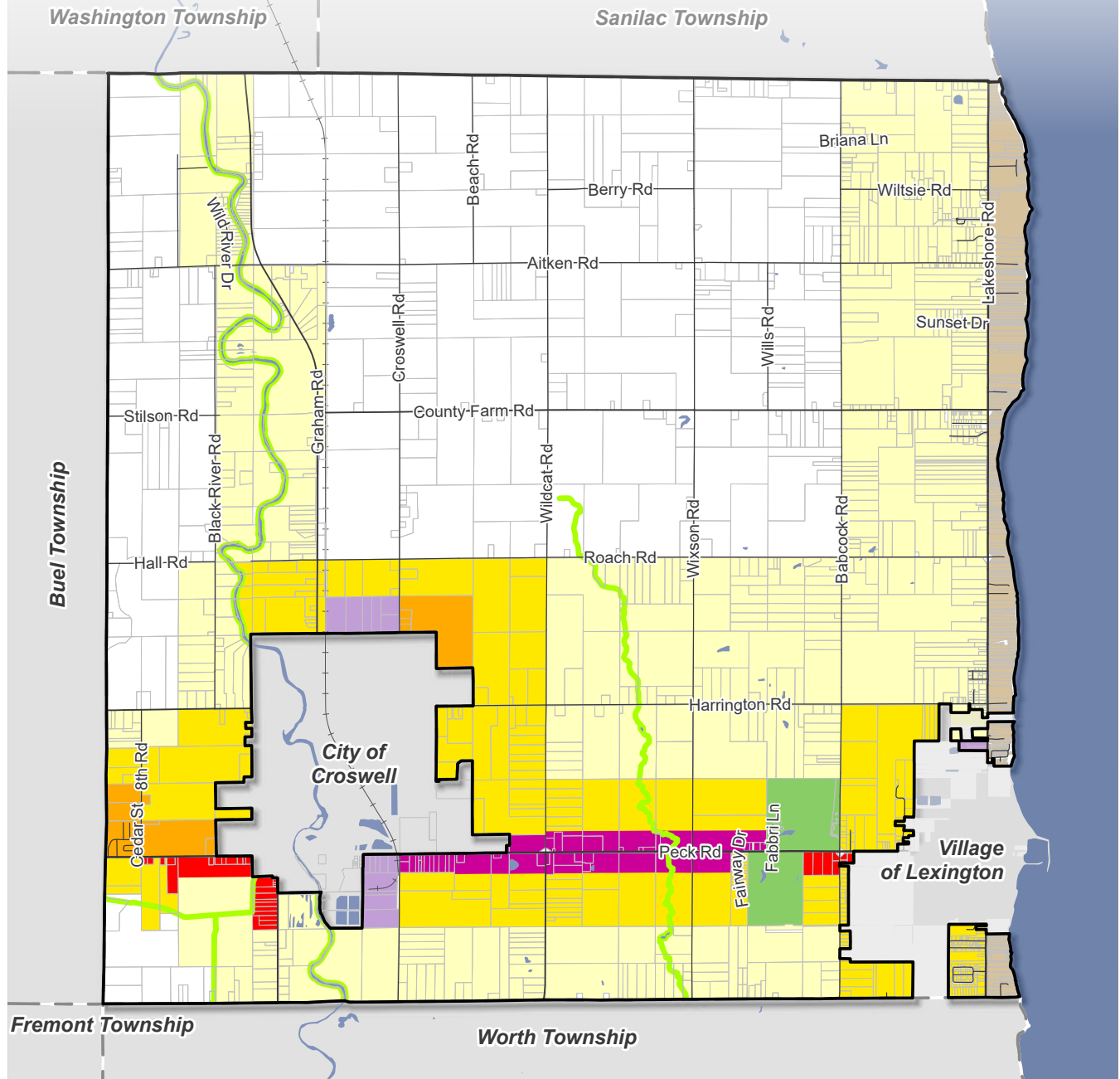
Map 6, the Future Land Use Map, serves as a graphic representation of the Township's goals, objectives and strategies. The Future Land Use map is not a zoning map, but rather a generalized guide to establishing the desired future land use patterns within the Township.

Several factors are considered when developing a future land use plan: existing development patterns, demographic trends, regional influences, sanitary and water service areas, natural resource conditions, and road patterns. Additionally, comments and opinions gathered during a public survey were incorporated. To this extent, the Future Land Use Plan reflects general policy toward development and redevelopment within the Township.

Map 6. Future Land Use Plan

LEGEND

- | | | |
|--|----------------------------|--------------------------|
| Agricultural / Residential | Medium Density Residential | Light Industrial |
| Low Density Residential | High Density Residential | Recreation / Golf Course |
| Lakefront Residential, Recreation & Resort | Commercial | Conservation Buffer |
| | Rural Mixed Use | Lakes and Rivers |



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Sources: Data Source: Sanilac County. Lexington Township. McKenna 2025.



0 2,000 4,000
Feet



Land Use Plan Categories

The following section 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.

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 on large (at least 2 acre) lots, with or without accessory agricultural uses, 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.

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.

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.

RURAL MIXED USE

Intent. The intent of the Rural Mixed Use category is to encourage a mix of compatible agricultural, residential, commercial, and public uses that enhance Lexington's rural character while promoting economic vitality, an attractive and well-designed appearance for the built environment along Peck Road and nonmotorized connections, especially to the Cros-Lex trail.

Description. Areas planned for Rural Mixed Use are primarily located along Peck Road between Babcock Road and Croswell Road. Remaining larger undeveloped parcels present an opportunity for agri-business and agri-tourism uses. Development should be thoughtfully designed to complement the Township's existing rural character, encourage commercial enterprise, and, where appropriate, provide diverse housing options that integrate with new and existing infrastructure. Uses should be complementary to the existing context. Site design should maximize connectivity to active streets and trails. To obtain the desired character of this district, more detailed guidance should be provided through the zoning ordinance.

Appropriate Uses. Desirable land uses for Rural Mixed Use areas include:

- » Agri-business and agri-tourism uses, excluding, hunting preserves, companion animal or livestock shows.
- » Agriculturally related uses that include a retail component, like farmstands, greenhouses, wineries, etc..
- » Public access conservation areas.
- » Public and semi-public institutional uses and structures.
- » General retail and professional office uses.
- » Personal service establishments.
- » Medical clinics and hospitals.
- » Hotels/Motels.
- » Restaurants with or without drive-throughs.
- » Public utility buildings.
- » Planned shopping centers.
- » Senior housing.
- » Residential cluster developments.
- » Multiple-family dwellings.
- » Parks, open spaces, and recreational facilities.
- » Multi-family development.
- » Planned Unit Developments combining residential and non- residential uses.

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.

Lexington

T O W N S H I P

05 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 11 future land use categories, while the Zoning Ordinance contains 9 districts. The Lakefront Residential, Recreation & Resort Zoning District was adopted in 2013. The following 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 19: Land Use and Zoning Plan

Zoning District		Future Land Use Category
Residential		
A1	Agricultural Enterprise	Agricultural/Residential
A2	Agricultural/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
None		Rural Mixed Use
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 Intent. 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 Intent. 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
<p>R1 – Low-Density Residential</p> <p>Intent. 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.</p>	<p>Low-Density Residential</p> <p>The Future Land Use Plan 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.</p>
<p>R2 – Medium-Density Residential</p> <p>Intent. 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.</p>	<p>Medium-Density Residential</p> <p>The Future Land Use Plan 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.</p>
<p>R3 – High-Density Residential</p> <p>Intent. 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.</p>	<p>High-Density Residential</p> <p>The Future Land Use Plan 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.</p>
<p>LFRRR – Lakefront Residential, Recreational, and Resort</p> <p>Intent. 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.</p>	<p>Lakefront Residential, Recreational, and Resort</p> <p>The Future Land Use Plan 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.</p>

Current Zoning Category	Future Land use
No existing corresponding zoning category.	RMU, Rural Mixed Use <p>The Future Land Use Plan defines areas of the Township where high-density residential development mixed with commercial and agri-tourism uses are appropriate. New zoning regulations and development standards must be determined but should foster economic vitality and walkability through mixed use structures while permitting rural, agricultural uses such as hobby farms and wineries.</p>

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 Intent. 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 Plan 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 Intent. 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 Intent. 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

- » 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.

Lexington

T O W N S H I P

05

Implementation

The Master Plan lays out a process that Lexington Township can follow to accommodate future growth and redevelopment while maintaining its rural character and open space conservation values. 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 alone 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. Currently, there are no regulations of this kind in Lexington's ordinance. These items should be developed in a future zoning ordinance rewrite 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.
 - » **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.
 - » **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.
 - » **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).
 - » **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.
- 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.

Capital Improvement Program

- » **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.
- » **Childcare.** With 30.6% of adults being 65 and older in Lexington Township, attracting young families and new residents is a priority, and providing adequate childcare services within the Township is essential to making this happen.

To support economic and population growth, the Township should undertake an inventory and analysis of existing childcare facilities to identify the gap between demand for and supply of childcare services. Based on demand, the Township should prioritize the development of childcare facilities across land-use districts by providing high-quality, affordable childcare facilities that support commercial and office uses, allowing family childcare uses in residential districts, and allowing childcare centers in all land-use districts. Future zoning updates should ensure that home-based businesses include family childcare as a permitted use, mixed-use districts allow childcare centers by-right, and incentives are available to expand existing childcare services.

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 concerns and staff assignments. Therefore, the Planning Commission defers responsibility for the development of the Capital Improvement Program 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 Planning Enabling Act (PA 33 of 2008) as amended, the Township is required to review the Plan every five years to determine whether to commence the procedure to amend or adopt a new Plan. However, the Planning Commission should set goals for the review of various sections of this Plan on a yearly basis. The Master Plan should also be coordinated with other Township Plans, such as a Parks and Recreation Plan and Capital Improvement Program, 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.

Lexington

T O W N S H I P



Appendices

- » Appendix A: Agricultural Resources
- » Appendix B: Public Input
- » Appendix C: Notice of Intent to Plan

Appendices to be inserted after adoption.



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T O W N S H I P

