

***Raisin Township Master Plan
2021 Edition***

Township Board Review & Release Version | February 8, 2021

The 2021 edition of the *Raisin Township Master Plan* was prepared by the Raisin Charter Township Planning Commission



With staff assistance from the Region 2 Planning Commission



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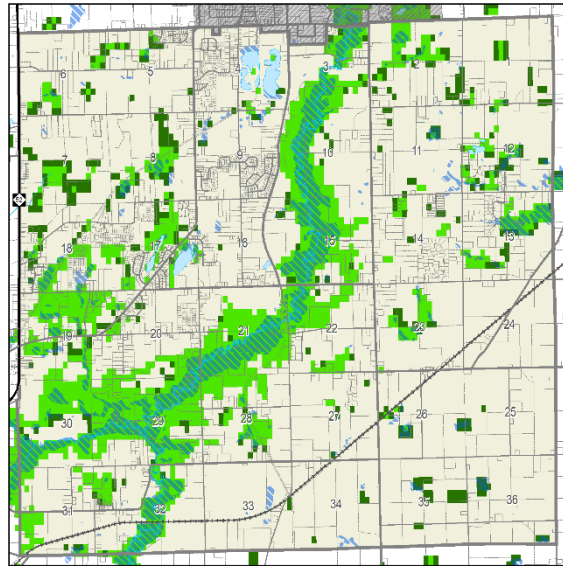
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Raisin Township Master Plan
2021 Edition

Chapter 1
Introduction

Why Plan?

Municipalities have a vested interest in developing master plans. The master planning process provides an opportunity for municipalities to develop an overall vision for the next 20+ years and to conduct a comprehensive review of their facilities and services. A successful plan also contributes to the public understanding of the planning process and describes how its goals are to be achieved.

Section 31 of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3831)—MPEA—requires each planning commission to prepare and adopt a “master plan as a guide for development within the planning jurisdiction.” The MPEA authorizes a planning commission to: *do all of the following, as applicable:*

- *Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions;*
- *Consult with representatives of adjacent local governments in respect to their planning so that conflicts in master plans and zoning may be avoided;*
- *Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek maximum coordination of the local unit of government’s programs within these agencies.*

What is a Master Plan?

A master plan provides a framework within which the Raisin Charter Township can evaluate its present condition and develop a vision for the future. The master plan also serves as the guiding document for land use, development, and zoning decisions. A well-designed and implemented plan which is kept up-to-date will help the Township to continue to be a highly desirable community in which to live, work, and visit.

Master Plan Principles

Before using the master plan to guide future development, it is important to understand some of the basic principles upon which it is based:

- **The plan is flexible.** The document is not meant to be a monument cast in stone, never to be adjusted or changed, given that it plans for the next 20+ years. The plan is a general guide to be used by the government to give direction for the future of Raisin Charter Township. It should be reviewed periodically and altered as general conditions in the Township change.

- **The plan allows for orderly development.** The land use allocations reflected in the plan are based upon the best available projections of future population levels for Raisin Township. The plan must realistically provide sufficient land area to meet the anticipated needs and demands of residents and businesses, while at the same time protecting the overall quality of life and the physical environment. While the document does not require a use which might provide the greatest amount of return on investment in land, it does require that property owners receive a reasonable return on their investments.
- **The plan must encourage public understanding and participation.** The plan should be written in a way that aids public understanding of the planning process and describes how goals for the Charter Township are to be achieved.
- **The plan must be the result of a general consensus of the community.** Plan elements must be clearly understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the Plan will be followed.
- **The plan must balance property rights.** The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.
- **The plan is not a zoning map.** The document reflects the planned use of land, taking into consideration existing development, but does not depict a "new" zoning district map. Since the plan and zoning map are intended to be in reasonable harmony, it is likely that zoning districts will take the shape of the plan as rezoning requests are received and reviewed by the community.
- **Zoning is not a substitute for a master plan.** The plan is a long range guide for community development. Zoning approvals are specific to a piece of property and are always attached to the land. They may not be restricted to an individual. Zoning approvals are always permanent, unless the use itself is temporary in nature.
- **Deviation from the plan puts zoning decisions at risk of invalidation.** Zoning decisions that are not based upon the plan risk invalidation if faced with a legal challenge. Decisions made on the basis of the document may be afforded additional validity, since the decision was not made in an arbitrary fashion, but follows a rational plan for Raisin Charter Township.

Future Land Use and Zoning

The heart of the master plan is its depiction and descriptions for future land use. Determining the future use of land should be based on several factors, including:

- Community character
- Community needs
- Existing development
- Adaptability of land
- Available services
- Existing zoning

The connection between the master plan and the zoning ordinance of Raisin Charter Township is often misunderstood. Accordingly, the relationship between the plan's future land use map and the zoning map is critical. That link is established through the zoning plan element of the master plan (see Chapter 3).

Use of the Master Plan

Completion of the master plan is not the end of the process. Continuous and effective use of the plan is necessary to ensure its validity. Failure to follow the plan may discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers.

Likewise, consistent and vigorous use of the plan will lend credibility to the community's implementation of controversial decisions on zoning actions. While state courts do not normally recognize the absolute authority of a master plan, they do lend more credibility to actions supported by careful planning than those which appear to be made arbitrarily. The more common uses of the master plan include:

- **Zoning Decisions.** Since the master plan determines the future use of land, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the future land use map should automatically be approved. However, if all of the preconditions of the master plan are met, approval of the request may logically be forthcoming.

On the other hand, a rezoning request different from that shown in the plan should not automatically be rejected, particularly if the plan has not been reviewed in some time. Instead, each request should be evaluated to see if the conditions originally considered when the plan was adopted have changed. If so, the plan may deserve reconsideration (but need not necessarily be changed).



Mitchell Park Playground

Source: Google

- **Utility Extensions/Capital Improvements.** A useful function of the master plan is its designation of land use intensity when evaluating the need for improved utilities, new roadways and public buildings, and other public improvements. This information may be included in a capital improvement plan (CIP)—a six-year strategy, updated annually, of proposed capital expenditures in a municipality.

Development of the CIP is the responsibility of the planning commission (with considerable input from municipal staff (e.g., engineers, planners, administrators, etc.)), or the township board (with considerable input from the municipal staff and the planning commission). Its principal elements include project names, descriptions, costs, priorities, years to be completed or begun, and potential or planned funding sources. This information provides property owners with some assurance that improvements necessary to implement the plan are forthcoming, and shows a general schedule of those improvements.

- **Environmental Impact.** The master plan (as a reflection of the intensity of land use) should reflect the degree to which Raisin Charter Township desires to protect its environment and natural features. The plan should establish that value to the community and propose steps to implement the appropriate regulations.
- **Recreation Planning.** The master plan—through the provision of future residential lands—will create a need for recreation/open space land. The master plan can assist in the setting of priorities for park development. For example, parks and recreation plans pay special attention to the goals and objectives of the master plan. If additional recreation services are called for in the master plan, these services may be noted in the parks and recreation plan.

A review of future land use is also important. If the master plan indicates that substantial new residential development will be forthcoming in a particular area, some indication should be made for the need to acquire and develop additional park land. However, the future land use map cannot indicate specific properties as park land, unless the land is in public ownership, or steps are already well underway to acquire that property.

In order to qualify for grant programs at the state level, or federal grants administered at the state level, the Michigan Department of Natural Resources (DNR) requires that Raisin Charter Township has a current (i.e., no more than 5 years old) parks and recreation plan.

- **Approval of a public way, space, building or structure.** An often overlooked provision in state law is a requirement that the Charter Township’s planning commission review any new street, park acquisition, public building, or other similar easement, street, or use shown in the master plan, prior to any action taken to implement such improvement. This ensures that the proposed improvement is in compliance with the provisions of the master plan. Although a denial may be overruled by the controlling authority, the review is still

required.

- **Transportation Improvements.** There is a clear relationship between transportation improvements and land use. As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the master plan, transportation engineers and planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.

Keeping the Plan Current

An outdated master plan that is not frequently reviewed can weaken decisions based upon the document. The planning commission should conduct an annual review of the plan to ensure that it is kept current. Raisin Charter Township officials and employees can assist by bringing issues not addressed in the document to the attention of the planning commission. Any amendments to the plan can be done at that time to keep it up-to-date and consistent with community philosophies. For example, some goals may have been achieved and new ones need to be established. Where uses have been approved contrary to the plan, the document should be amended to reflect these changes. By routinely following this procedure, the master plan will continue to be an up-to-date and reliable planning tool. Even though the plan has a 20+ year horizon, a comprehensive update should occur at least every 5 years according to the Michigan Planning Enabling Act (MPEA).

How Did the Plan Develop?

This document is a new edition of the *Raisin Charter Township Master Plan* first adopted in 2002.

Citizen participation is extremely important to the success of many planning efforts. Citizen participation helps guarantee that the vision outlined for the Township's future accurately reflects the true goals of its residents. Direct and indirect public input opportunities included:

- Meetings of the planning commission where the plan was included on the agenda (open to the public) and
- A public hearing on the master plan.

Who Will Implement the Plan?

Three distinct bodies in the Township are charged with planning and zoning: the planning commission, the zoning board of appeals, and the township board. All of their decisions and recommendations should be based upon the master plan. Decisions not based upon the plan should trigger the review and possible amendment of the document.

Planning Commission

Development and approval of the master plan is an important responsibility of the planning commission. The commission is charged with the development of the zoning ordinance (over which the township board has final authority). The planning commission also recommends approval or rejection of requests to the township board for rezonings and various other zoning proposals.

Zoning Board of Appeals

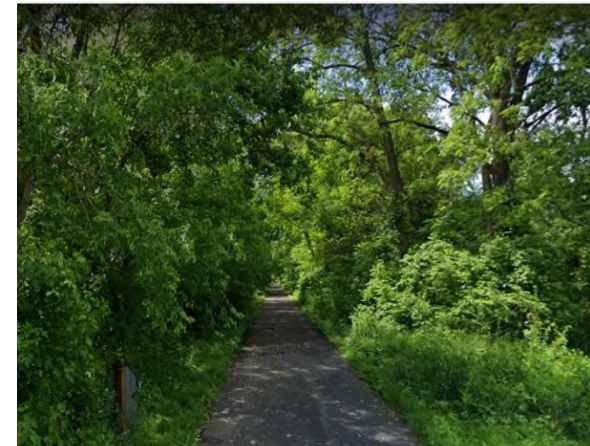
The zoning board of appeals (ZBA) decides dimensional variance requests (e.g., setback requirements). The ZBA also makes official interpretations of the zoning ordinance when its meaning or intent is unclear. ZBA decisions are final at the township level and appeals are made to the circuit court.

Township Board

As the legislative body for Raisin Charter Township, the board is responsible for the passage of all ordinances, including the zoning ordinance and other planning-related legislation, and may adopt the master plan. It also appoints members to the planning commission and the ZBA.

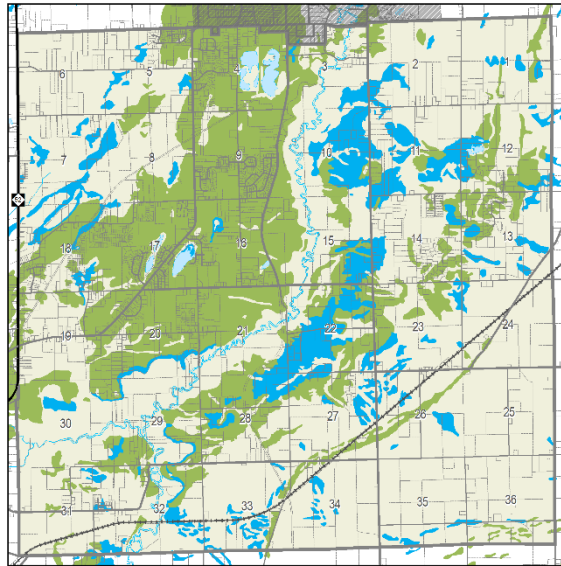
Other Planning Efforts

Raisin Charter Township staff and other Township commissions/committees may also undertake planning efforts on their own or in conjunction with the planning commission. These efforts may include parks and recreation, public safety, and other plans. Future updates to those plans should complement the goals of the master plan. In turn, those documents should be consulted whenever the plan is amended or a new plan is adopted. This consultation should also extend to regional planning efforts.



Kiwanis Trail

Source: Google



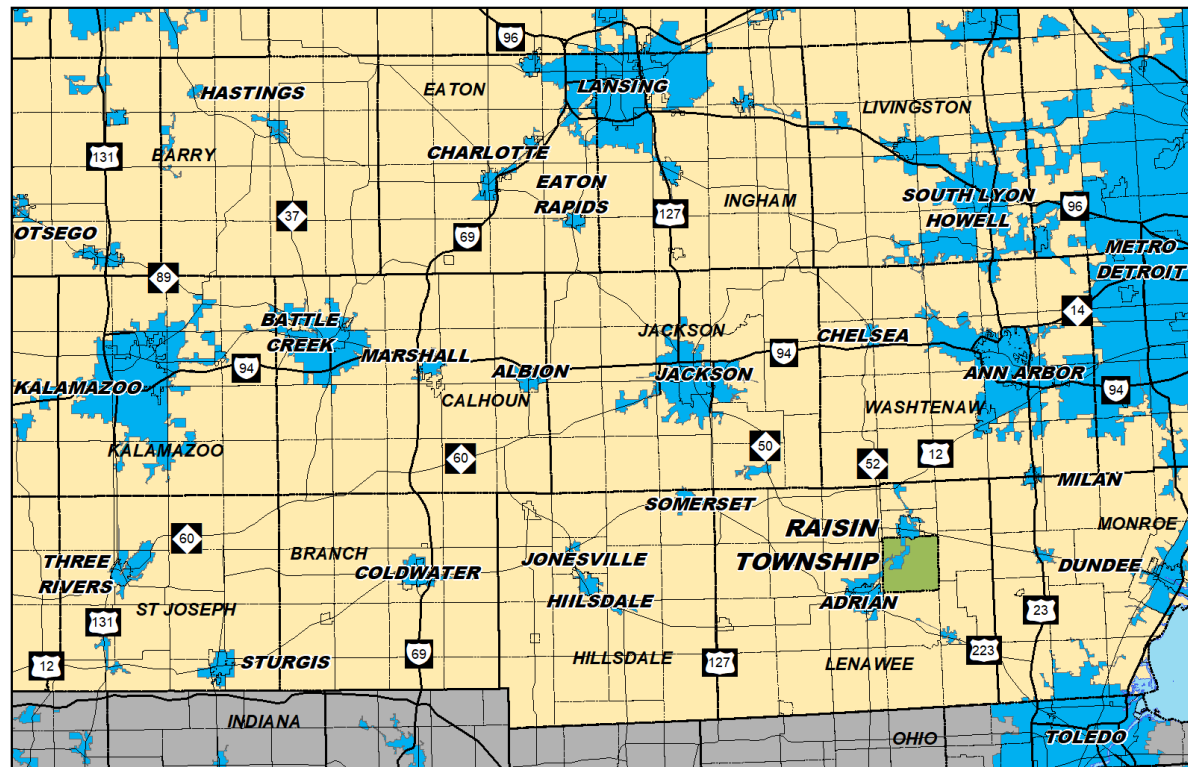
*Raisin Township Master Plan
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Chapter 2

Community Description and Issue Identification

Location

Raisin Township is located in northeastern Lenawee County in south-central Lower Michigan, between the cities of Adrian and Tecumseh. The Occidental Highway/Valley/Road/M-52 corridor is the primary transportation link between those communities and provides access to their cultural, higher educational, shopping, and employment opportunities. Adrian Highway (M-52) traverses most of the Township’s western border and the US-223 and M-50 corridors traverse the county directly to the south and north, respectively. The state highway network and other roadways provide access to the Ann Arbor, Metro Detroit, and Toledo Urban Areas, as well as neighboring communities.



The Public Land Surveying System (PLSS) places Raisin Township, 6 ‘townships’ south of Michigan’s ‘baseline’ and 4 ‘ranges’ east of its ‘meridian’ (T6S-R4E). For reference, the border between the Counties of Hillsdale and Lenawee follows the ‘meridian’ and the northern border of nearby Jackson County follows the ‘baseline’. Raisin Township covers an area of roughly 36 square miles, divided into 36 square-mile sections. However, the City of Tecumseh annexed small portions of Sections 3 and 4 (T6S-R4E) (see the Base Map in Appendix C).

Raisin Township’s Occidental Highway/Valley/Road/M-52 corridor traverses portions of the Adrian, Michigan, Urban Cluster (see the Base Map in Appendix C). The Urban Cluster extends from Madison Township and the City of Adrian northward through Raisin Township, the City of Tecumseh and Tecumseh Township, and terminating in Clinton Township and the Village of Clinton (see the Regional Location map). The estimated population of the Cluster was 44,026 in 2017.

Historical Context

The Territory/State of Michigan organized Raisin Township under its laws in 1826, and became a charter township in 1978. Earlier, Raisin Township was a creation of the Northwest Ordinance of 1787. The first Township residents were hardy farmers who traveled west from the States of New York and Pennsylvania as well as New England. The settlers were politically and social active members of their community, county, and state. Shortly after they built their homes, settlers built houses of worship/public schools and system of formal education began.

Most of the early explorers and settlers used the River Raisin to gain access to Michigan. The Battle of the River Raisin was the largest battle ever fought on Michigan soil and concluded a series of U.S. setbacks in Michigan during the early months of the War of 1812. After Detroit’s surrender, The British and their Indian allies crushed U.S. troops sent to retake Frenchtown (present Monroe). Native Americans, after promising protection, attacked and killed the remaining Americans. “Remember the River Raisin” became the American rallying cry.

Elizabeth Margaret Chandler, (1807 – 1834) was a noted poet and writer from Pennsylvania and Michigan and was the first women writer in America to make the abolition of slavery her principle theme. She relocated to Raisin Township in 1830 with her aunt and brother in order to start a farm they called Hazlebank. She became an active participant in the Underground Railroad, which provided safe passage of escaping southern slaves to northern states and Canada. The historic Chandler Cemetery can be visited during normal park and cemetery Hours.

The geographic features that comprised the Township in early years was a forest of large trees, with pockets of rich soil, and the River Raisin—the dominant geographic and economic feature for early settlers. The good farmland in the southern part of the Township has remained agricultural and the northern part of the Township has taken on a more settled urbanization. The two areas complement one another. The River Raisin continues to be a reminder of the Township’s rich heritage.

Demographics

The results of the complete Demographic Study, summarized below, is contained in Appendix A.

- General Population.** The population of Raisin Township was 7,559 in 2010, according to the U.S. Census. Projections estimate that the population will grow to 8,613 by 2035 and 8,877 by 2045.
- Age and Gender.** The estimated median age of Township residents was 41.5 years in 2017, according to the American Community Survey [41.6 years countywide and 39.6 years statewide]. Generation X —people between 35 and 54 years of age in 2017— was the largest age group, comprising an estimated 29% of residents [26% countywide and statewide]. Baby Boomers —people between 55 and 74 years of age— were the second largest age group, comprising an estimated 24% of residents [25% countywide and 23% statewide]. Millennials —people between 15 and 34 years of age— were the third largest age group, comprising an estimated 21% of residents [25% countywide and 26% statewide]. Generation Z and younger —people under 15 years of age— were the fourth largest age group, comprising an estimated 19% of residents [18% countywide and statewide]. The Silent Generation and older —people at least 75 years of age— were the smallest age group, comprising an estimated 6% of residents [7% countywide and statewide]. There were an estimated 100 males per 100 females (i.e., the sex ratio) in the Township in 2017 [103 males countywide and 97 males statewide].
- Race and Ethnicity.** Raisin Township has a less diverse population than Lenawee County or Michigan. An estimated 95% of Township residents were white in 2017 [93% countywide and 79% statewide]. Only an estimated 4% of residents considered themselves to be Hispanic (i.e., Latino/Latina) [8% countywide and 5% statewide].
- Disabilities.** An estimated 14% of Township residents were disabled in some way in 2017 [16% countywide and 14% statewide] and 8% had an ambulatory disability [8% countywide and statewide]. The rate of disability rises with age. For example, an estimated 50% of residents at least 75 years old had some type of disability [50% countywide and 49% statewide] and 21% had an ambulatory disability [31% countywide and 32% statewide].



Raisin Township Hall

Source: Google

- **Educational Attainment.** An estimated 94% of Raisin Township residents at least 25 years old in 2017 graduated from high school [91% countywide and 90% statewide]. An estimated 54% had some type of college degree (i.e., associate's, bachelor's, or graduate) [50% countywide and 65% statewide].
- **School Enrollment.** An estimated 51% of the Township residents at least 3 years of age in 2017 and enrolled in school were attending elementary school (i.e., grades K-8) [45% countywide and 44% statewide]. An estimated 24% were attending high school [23% countywide and 21% statewide]. An estimated 22% were attending college or graduate school [26% countywide and 29% statewide]. An estimated 3% attended nursery school [6% countywide and statewide].
- **Households and Families.** Most Raisin Township residents lived in households in 2017. Families comprised an estimated 78% of households [66% countywide and 65% statewide]. However, an estimated 21% of households consisted of a single person [29% countywide and statewide]. Other non-family households comprised an estimated 1% of households [5% countywide and 6% statewide]. The estimated size of the average household was 2.77 people [2.45 people countywide and 2.49 people statewide] and the average family size was 3.23 people [3.00 people countywide and 3.08 people statewide]. Group quarters were home to an estimated 0.5% of the population [5% countywide and 2% statewide].
- **Household and Family Income.** The Township's estimated median household income in 2017 was \$64,875 [\$51,339 countywide and \$52,668 statewide]. The median family income was \$80,422 [\$63,490 countywide and \$66,653 statewide] and the median non-family income was \$30,781 [\$30,888 and \$31,333 statewide]. The per capita income was \$27,388 [\$25,649 and \$28,938 statewide].
- **Poverty.** An estimated 2% of Raisin Township's residents lived in poverty in 2017 [14% countywide and 16% statewide]. An estimated 1% of residents under the age of 18 lived in poverty [20% countywide and 22% statewide]. An estimated 3% of residents between the ages of 18 and 64 lived in poverty [13% countywide and 15% statewide]. An estimated 4% of residents 65 years or older lived in poverty [8% countywide and statewide].
- **Employment by Industry.** An estimated 33% of employed Township residents at least 16 years old in 2017 worked in the educational services and healthcare and social assistance industries [25% countywide and 24% statewide]. An estimated 16% worked in the manufacturing industry [21% countywide and 18% statewide]. An estimated 10% worked in the retail and wholesale trade industries [13% countywide and statewide]. An estimated 8% worked in the professional, scientific, and management, and administrative and waste

management services industries [7% countywide and 9% statewide]. An estimated 8% worked in the arts, entertainment, and recreation, and accommodation and food services industries [8% countywide and 9% statewide]. Each of the other industries employed less than 8% of residents.

- Employment by Occupation.** An estimated 34% of employed Raisin Township residents at least 16 years old in 2017 worked in management, business, science, and arts occupations [28% countywide and 36% statewide]. An estimated 20% worked in sales and office occupations [23% countywide and statewide]. An estimated 20% worked in service occupations [18% countywide and statewide]. An estimated 13% worked in production, transportation, and material moving occupations [20% countywide and 16% statewide]. An estimated 12% worked in natural resources, construction, and maintenance occupations [10% countywide and 8% statewide].
- Means of Travel to Work.** An estimated 90% of employed Township residents at least 16 years old in 2017 drove alone [83% countywide and statewide]. An estimated 6% of workers carpooled [10% countywide and 9% statewide]. An estimated 1% of workers used some other form of transportation [4% countywide and 5% statewide]. An estimated 4% of workers worked at home [3% countywide and 4% statewide].
- Travel Time to Work.** The estimated travel time to work for an employed Raisin Township resident at least 16 years old who commuted to work in 2017 was 23.3 minutes [26.8 minutes countywide and 24.3 minutes statewide]. An estimated 37% of employed residents had a commute time of 60-89 minutes [23% countywide and 16% statewide]. An estimated 28% had a commute time of 15-29 minutes [29% countywide and 38% statewide]. An estimated 11% had a commute time of 10-14 minutes [13% countywide and 15% statewide]. An estimated 9% had a commute time of 5-9 minutes [15% countywide and 11% statewide]. An estimated 9% had a commute time of 30-59 minutes [13% countywide and 15% statewide]. An estimated 3% had a commute time of less than 5 minutes [5% countywide and 3% statewide]. An estimated 3% had a commute time at least 90 minutes [3% countywide and 2% statewide].



Wacker Chemical

Source: Google

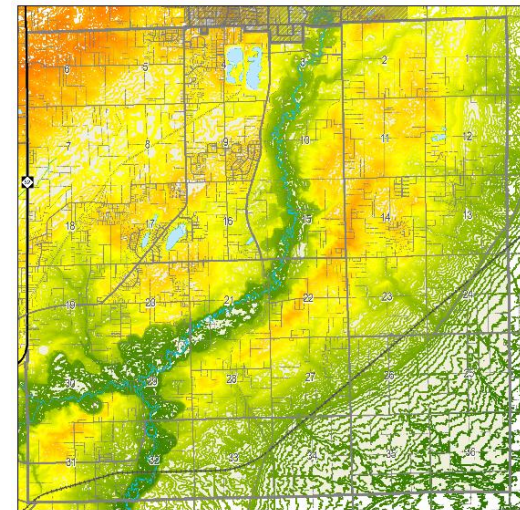
- **Dwellings & Vacancy Rates.** People occupied an estimated 92% of Township dwellings in 2017 [82% countywide and 85% statewide]. An estimated 1% of dwellings were seasonally/occasionally occupied [5% countywide and 6% statewide]. The remaining estimated 7% were vacant [12% countywide and 8% statewide]. Rentals accounted for an estimated 5% of dwellings.
- **Housing Types.** Approximately 96% of Raisin Township’s dwellings in 2017 were single-family homes [83% countywide and 77% statewide]. No dwellings were located in duplexes or multi-unit buildings [11% countywide and 18% statewide]. An estimated 3% of dwellings were mobile homes [6% countywide and 5% statewide].
- **Housing Costs.** Approximately 32% of the Township’s owner-occupied households with a mortgage in 2017 spent at least 30% of household income on housing [28% countywide and 25% statewide]. An estimated 11% of owner-occupied households without a mortgage spent at least 30% of household income on housing [14% countywide and 15% statewide]. Also, an estimated 30% of the Township’s renter-occupied households spent at least 30% of household income on housing [48% countywide and 50% statewide].

Natural Resources

The natural resources available in Raisin Charter Township shape the type and manner of development that may occur in the community. Those resources can also shape its overall identity. At the same time, land development can dramatically affect natural features. Because of this, the natural assets that the Township contains should be considered in long-range planning and when reviewing specific site plans.

Topography

The topography of Raisin Charter Township ranges from flat to steeply sloping. Elevations decline from northwest to southeast, a 178-foot change in relief with drainage toward Lake Erie (see the Topography map in Appendix C). Although local changes in topography are not great in most cases, there are some steep slopes, especially along the banks of the River Raisin and near gravel pits. The Township’s high point of 868 feet above sea level is located in Section 6, along Dinius Road. The low point of 686 feet above sea level is located in Section 36, east of Ridge Road, the rough boundary of the Early Lake Erie lakebed in Raisin Township.



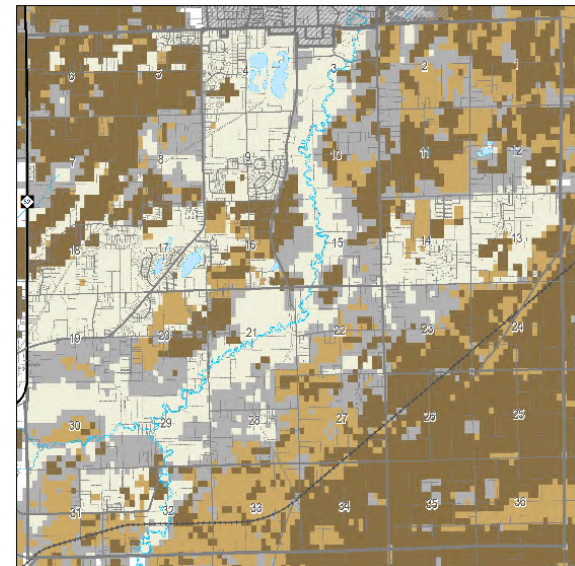
Soils

Soils formed when receding glaciers deposited silt, loam, and sand on bedrock formed during earlier geologic times. The depth of deposits may range from a few feet to hundreds of feet. For the purposes of this plan, planners examined Raisin Charter Township’s soils for agricultural productivity, on-site septic disposal suitability, and groundwater recharge. Those evaluations utilized criteria contained in the *Lenawee County Soil Survey* and utilized by the Lenawee County Health Department.

- Agricultural Productivity.** While management practices will allow practically any soil to be productive, some soils allow greater productivity with less input. For example, when soils deposited on flat surfaces with the bedrock at a considerable depth, the result was dark/rich soils ideal for farming. If soils formed into hills, much of the rich soil will have washed out and the slopes reduce the desirability of the land for agriculture. Competitive soils are the ones that need to be preserved.

What is the basis for selection of a particular soil for classification as a productive soil within a region? The most obvious criterion is the production of general field crops information regarding which is easily available from county soil surveys. Certain crops may need special soils such as mint or blueberries but these are specialty situations, not generally produced crops. To maintain the local agricultural economy, the most productive soils require preservation in the agricultural districts.

The Agricultural Productivity map (see Appendix C) reflects agricultural productivity in Raisin Charter Township based on a ranking system developed from the *Lenawee County Soil Survey* using production figures for crops generally grown in the county. The Quality of Agricultural Land map (see Appendix C) shows those soils identified by the American Farmland Trust as nationally significant or among Michigan’s best.



- Suitability for Septic Tank Absorption Fields.** The Lenawee County Health Department (LCHD) developed a list of soils generally considered suitable, marginal, or unsuitable for septic tank absorption fields. The percolation rate of these soils must be high enough to dispose of waste at an acceptable rate, but it may not be so high as to contaminate the groundwater due to insufficient filtering. The Septic System Soil Suitability map (see Appendix C) reflects the LCHD’s criteria for absorption fields. While this map should only be used

on a general (not site specific) basis, it shows that the most of the suitable soils coincide with the grainy gravelly areas west of the River Raisin. Where unsuitable soils are present, dense development brings with it the possibility of groundwater contamination.

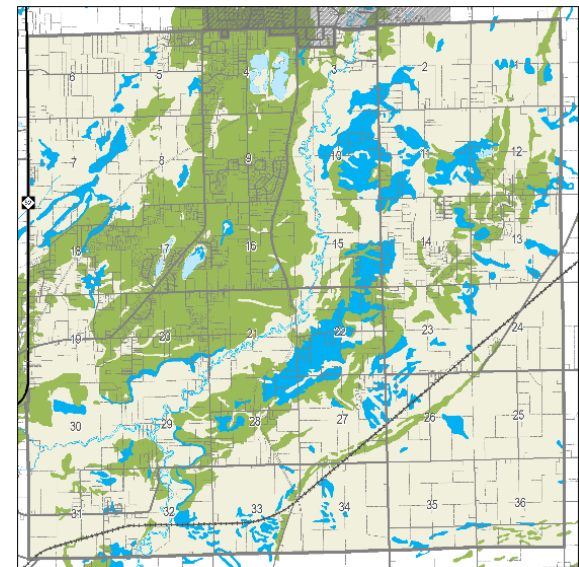
- **Groundwater Recharge Areas.** Groundwater supplies result from the absorption of surface waters into underground areas. Most of these recharge areas can be found on sandy and gravel glacial soils where rainwater and runoff quickly gain access to underground storage areas. These important recharge areas are significant since much of the county's drinking water comes from local groundwater supplies. Wells driven into the unconsolidated glacial material ranging from 25 to over 150 feet in depth provide access to groundwater. Water is generally plentiful in the sandy and gravel soils west of Ridge Road but is harder to obtain in the eastern portions of the Raisin Charter Township where water movement is much slower through the lake clays and shales.

The Groundwater Recharge Areas map (see Appendix C) displays information contained in the *Lenawee County Soil Survey*. The two principal factors used to generate the map were soil permeability and clay content, but other factors considered include natural vegetation, underlying material, seepage, and presence of hydric (wet) soils. Though the map is useful on a large-scale basis, it is no substitute for field testing and direct knowledge of Raisin Township. The map identifies areas at risk for groundwater pollution. They need protection in order to maintain and protect rural water supplies.

The map shows the association of the majority of high and moderate recharge areas with the portions of the Township near and west of the River Raisin. Here, the floodplain acts as a natural groundwater infiltration area. Gravelly glacial deposits also provide quick access to the water table. The availability of readily accessible groundwater should be an important factor influencing development patterns.

Forested Areas

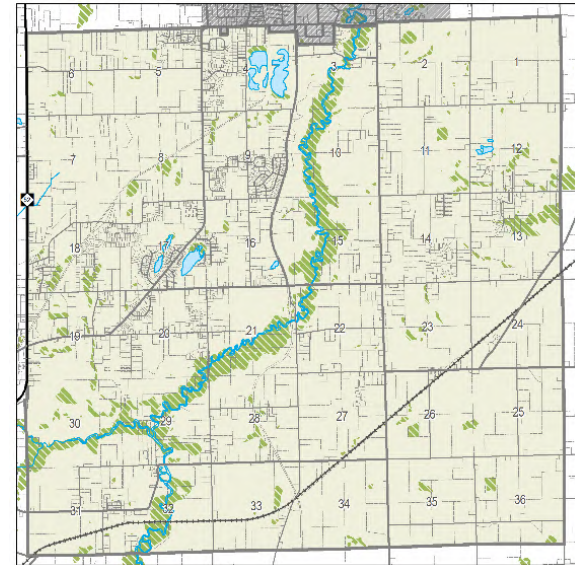
The Forested Areas and Wetlands map (see Appendix C) identifies the extensive woodlands located along the River Raisin shoreline and scattered elsewhere throughout Raisin Charter Township.



Surface Waters

The most prominent natural feature in the Township is the River Raisin, including its South Branch (see the Surface Waters map in Appendix C). The watercourse has been a source of life, power and income for many years to those who live near its banks and is the major drainage line in Lenawee County. It rises in the Irish Hills and flows eastward to Lake Erie at Monroe, offering many recreational activities such as fishing and canoeing along its course. Known as “the most crooked river in the world”, the 135-mile long River Raisin features many dams and impoundments and several major tributaries mark it at various points along its course.

- **Watersheds.** All of Raisin Charter Township is located within the River Raisin Watershed, which covers an area of 1,072 square miles. The River Raisin Watershed Council, a nonprofit organization. Visit its website to learn about local watershed management planning efforts—<https://www.riverraisin.org/>.
- **Wetlands.** Most wetlands are located along the River Raisin (see the Surface Waters and Forested Areas and Wetlands maps in Appendix C). However, small wetland areas are scattered throughout Raisin Charter Township.
- **Lakes and Ponds.** A variety of small lakes and ponds are scattered throughout Raisin Township (see the Surface Waters map in Appendix C). Some of those bodies of water are the result of sand and gravel surface mining.
- **Flood Zones.** Properties in close proximity to the River Raisin are located in the 100-Year Flood Plain established by the U.S. Federal Emergency Management Agency (see the Flood Zones map in Appendix C). Properties within the 100-Year Flood Zone have a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage.



Community Facilities and Services

A community has constant needs for new, enlarged, and improved community facilities and services, both public and private. Some facilities and services, such as schools or fire protection, are necessities while others, such as cultural facilities and programs, contribute to the desirability of the community. This section is included within the master plan so that the Township can better coordinate the future siting of new projects in relation to the Future Land Use Plan.

Township Hall and Community Center

The Raisin Township Hall, located at the northeastern corner of the intersection of Occidental Highway and Gady Road, contains the Township’s administrative offices as well as its police and fire departments (see the Community Facilities map in Appendix C). The Raisin Community Center, located a ¼ mile east of the Township Hall on Gady Road and containing a large meeting room with a kitchen area and restrooms, is the meeting venue for the Township’s Board of Trustees, Planning Commission, and other boards, committees, and commissions.

Police and Fire & Rescue Services

Raisin Township maintains its own police and fire departments, supplemented by other public safety partners and coordinated by calling 911.

- **Police Service.** The Raisin Township Police Department is comprised of a chief, a sergeant, three patrol officers, and a clerk. Its stated mission is:

Service our community in partnership with our community. The mission of the Raisin Township Police Department is to protect life and property and to enhance the quality of life through a broad range of problem solving and professional police services, while working in partnership with our government and community.

The Lenawee County Sherriff’s Office and Monroe Post No. 14 of the Michigan State Police (MSP) also serve Raisin Charter Township. The headquarters of MSP Post No. 14 is Monroe and the Lenawee County Sherriff’s Office is located in nearby Adrian.

- **Fire & Rescue Services.** The Raisin Township Fire Department is a paid-on-call service comprised of nearly 30 members including a part-time chief and assistant chief. Its stated mission is:

Raisin Charter Township Hall
5525 Occidental Highway • Tecumseh, MI 49286

Raisin Community Center
3266 Gady Road • Adrian, MI 49221

Contact Information
Phone (517) 423-3162 • Fax (517) 423-6732
website raisinchartertownship.com

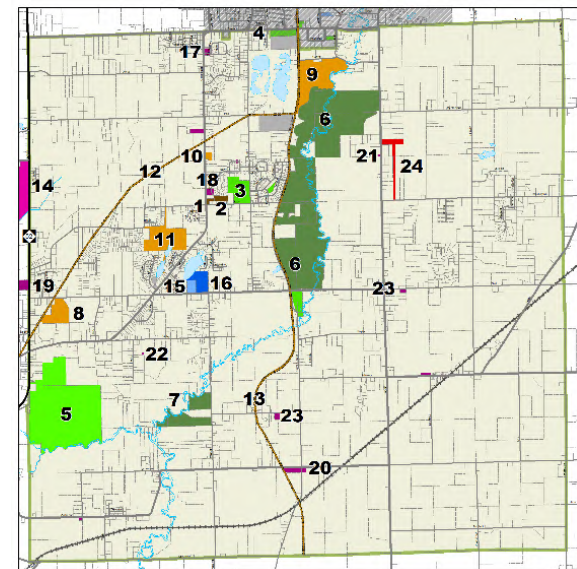
The Raisin Township Fire Department shall provide leadership, coordination, and the delivery of fire, emergency medical, educational and other types of support services, in order to preserve, protect, and defend people and property from dangerous conditions, while respecting the rights and dignity of all people.

The Fire Department responds to both fire and medical-related calls. The station is staffed Monday–Friday from 8am–5pm. 911 calls that occur after hours are handled by the paid-on-call staff. Raisin Township has a mutual aid compact with neighboring communities. The Lenawee Community Ambulance also serves the Township.

Parks and Recreation

The use of parks and recreation facilities are seldom limited to a single provider.

- Township Parks.** [Mitchell Memorial Park](#) is located at the corner of Gady Road and Green Highway (see the Community Facilities map in Appendix C). The 38-acre recreational facility offers 8 ball diamonds; 3 soccer fields (and practice soccer fields); and various other sports facilities (i.e., 2 tennis courts, a basketball court, a sand volleyball court, 2 horseshoe pits and an asphalt roller hockey half court). The park also contains a variety of picnicking facilities (i.e., 2 shelters with restrooms (available for reservations), picnic tables, and grills) and playground equipment (i.e., a small tot play structure, a slide, swings, and a climber). The large meeting room with a kitchen area and restrooms located in the Township’s Raisin Community Center is also a recreation facility. Finally, the Township also owns undeveloped open space in the Osburn Subdivision and on Sutton Road (south of the Ives Road Fen Preserve). The 2018-2022 edition of the [Raisin Charter Township Recreation Plan](#) provides a guide for the maintenance and development of those parks and recreation facilities and maintains the Township’s eligibility to apply for various grants administered by the Michigan Department of Natural Resources (DNR).
- Other Municipal and County Parks.** The park systems provided by the cities of Adrian and Tecumseh are available to Township residents. The [Cal Zorn Recreation Center](#), located at the southeast corner of the Russel Road/Evans Street (aka Raisin Center Highway) intersection on the south side of Tecumseh, hosts Dog Daze Park (i.e., dog park), The Pad (i.e., splash pad), and various traditional park



offerings (see the Community Facilities map in Appendix C). The City of Adrian's [Heritage Park](#), located on the east side of Adrian Highway (M-52) in the Township, hosts many softball tournaments, is the home of the Stubnitz Environmental Education Center, and contains various traditional recreation facilities. Lenawee County provides four parks, a small boat launch, and an undeveloped site. However, none of those facilities is located in the Township.

- **State Parks and Private Nature Preserves.** The Michigan Department of Natural Resources' [Hayes State Park](#), [Cambridge Junction State Historic Park](#), and [Lake Hudson Recreation Area](#) are located nearby within Lenawee County. Michigan State University's [Hidden Lake Gardens](#) is located in nearby Franklin Township. The Nature Conservancy's 700-acre [Ives Road Fen Preserve](#) is located on the east side of Raisin Center Highway along the River Raisin (see the Community Facilities map in Appendix C). It contains "a wet, spring-fed prairie [that] blends [into] a floodplain forest to create a globally significant fen habitat." The Michigan Nature Association's [McCulley-Bastian Nature Sanctuary](#) is located on the west side of the intersection of Wilmoth Highway and Chase Road. It "lies within a priority land protection area along the River Raisin" and is "primarily southern floodplain forest, known in this part of the state for its species richness".
- **Private Recreation Facilities.** The [Lenawee County Conservation League](#), located on Sutton Road east of the Kiwanis Trail (see the Community Facilities map in Appendix C), contains two pistol ranges, two long rifle ranges, two archery ranges, and a trap range. The League also provides hunting safety and concealed pistol classes. The 18-hole [Raisin Valley Golf Club](#), located in the southeast corner of the Raisin Center Highway/Comfort Road intersection, contains an 18-hole par 71 course with a clubhouse and banquet center. [Ten Pin Alley](#), located on Occidental Highway, provides 24 lanes for leagues and other bowlers. [Camp Sequoia](#), located on Gady Road, is an RV campground with a swimming pool, athletic field and dog park, private fishing lake, and a log cabin chapel
- **Regional Recreation Facilities.** The [Kiwanis Trail](#), which follows an abandoned railroad connecting Adrian and Tecumseh and operated by the City of Adrian, traverses the Township. The [Southern Michigan Railroad Society](#) operates a scenic railroad what traverses the Township near Raisin Center Highway.

Hospital and Other Healthcare Facilities

ProMedica's [Charles and Virginia Hickman Hospital](#) campus, located on the southwest corner of the Adrian Highway (M-52)/Shepherd Road intersection, borders the Township (see the Community Facilities map in Appendix C). Once completed, the new facility will replace its [Herrick Hospital](#) and [Bixby Hospital](#) campuses located in the cities of Tecumseh and Adrian, respectively. ProMedica also operates regional hospitals in Toledo. The University of Michigan Hospital and St. Joseph Mercy Hospital are located in Ann Arbor. Various other medical and dental offices/clinics are located throughout the Adrian Urban Cluster.

Schools and Libraries

The main campuses for [Adrian College](#) and [Sienna Heights University](#) and the [JC @ LISD TECH](#) campus of Jackson College are all located in the City of Adrian. [Tecumseh Public Schools](#) serve the majority of Raisin Charter Township and its [Tecumseh South Early Learning Center](#) (aka Sutton Elementary School) is located on Sutton Road in the Township (see the School District map and Community Facilities map in Appendix C). [Blissfield Community Schools](#) and [Britton Deerfield Schools](#) extend into the southeast corner of the Township. The [Adrian Public School District](#) covers the southwestern portion of the Township. The [Lenawee Intermediate School District \(LISD\)](#) supplements the educational services provided by the local districts. The [Milton C. Porter Education Center](#) (an LISD special needs facility) is located next to Sutton Elementary School. The [Tecumseh District Library](#) also serves the residents of the Township.



Tecumseh South Early Learning Center

Source: Google

Churches and Cemeteries

Various churches are located in and around Raisin Charter Township. The [Tecumseh Seventh Day Adventist Church](#) and [New Song Community Church](#) campuses are located on Occidental Highway (see the Community Facilities map in Appendix C). [Grace Point Evangelical Free Church](#) is located on Adrian Highway (M-52) and [Raisin Center Friends Church](#) is located on Raisin Center Highway. The McClain and Chandler Cemeteries are located on Rogers and Breckel Highways, respectively. The Raisin Presbyterian and Raisin Center Cemeteries are located on Sutton and Chase Roads, respectively.

Utilities

Utilities are available from a variety of providers:

- **Municipal Water Service.** The Lenawee County Drain Commissioner maintains a water system for the neighborhood accessed via Sauk and Mohawk Trails (off Occidental Highway). Lenawee County GIS maintains an [online map](#) of all water systems maintained by the Drain Commissioner on the County's website.
- **Municipal Wastewater Service.** The Lenawee County Drain Commissioner maintains a wastewater system that extends into the southwestern periphery of Raisin Charter Township along Adrian Highways (M-52). Lenawee County GIS maintains an [online map](#) of all wastewater systems maintained by the Drain Commissioner on the County's website.

- **Electricity, Gas, Telephone, Cable Television, and Internet Services.** Consumers Energy provides electricity and natural gas to households, businesses, and institutions. Midwest Energy and Communications has an electric service and can provide internet access to its customers. Frontier Communications provides landline phone and internet services. Comcast (aka Xfinity) and D & P Communications provide cable television and internet services. Cell phone and satellite television services are available from various providers.
- **Solid Waste Disposal.** Households, businesses, and institutions contract with a variety of providers for regular trash and recycling services. Raisin Charter Township schedules several “Dump Days” for hard-to-dispose-of items. The [FAQ page](#) on the Township’s website summarizes other solid waste disposal/recycling opportunities.

Transportation

A combination of roads, airports, and railroads serve Raisin Charter Township.

Roadways

Several classes of roadways traverse Raisin Charter Township. County local roads (which become city minor streets in Adrian and Tecumseh) provide access to the properties they abut. County primary roads (which become city major streets in Adrian and Tecumseh) serve through traffic as well as provide direct access to the properties they abut. State highways provide connections among communities across Michigan. Private streets/roads provide access to the properties they serve. Cities maintain city streets. The Lenawee County Road Commission (LCRC) maintains county roads in partnership with the township(s) they traverse. The Michigan Department of Transportation (MDOT) maintains state highways. The owners of abutting properties maintain private streets.

- **State Highways.** Adrian Highway (M-52) traverses much of the western border of Raisin Charter Township (see the Transportation map in Appendix C). Other nearby state highways include M-50, which traverses Tecumseh to the north, US-223, which traverses Adrian to the south, and I-94, which traverses Washtenaw County to the north.
- **County Primary Roads.** The Occidental Highway/Valley Road corridor (in conjunction with M-52) connect Adrian and Tecumseh (see the Transportation Map in Appendix C); together, they comprise the ‘major highway corridors’ traversing Raisin Township. Rogers Highway and Raisin Center Highway (to Sutton Road) traverse the central portion of the Township north to south. Ridge Highway (to Holloway Road) traverses a part of western Raisin Township. Russel Road (between M-52 and Raisin Center Highway), Sutton Road (between Occidental and Raisin Center Highways), Holloway Road (from Raisin Center highway to the eastern Township border), the Laberdee Road/Oakwood Road corridor (from Raisin Center Highway to the western Township border) are east/west roads traversing Raisin Township (listed from north to south).

- **Private Roads.** Various private roads (i.e., Lee Villa Entrance Drive and North, South, 1st, 2nd, 3rd, and 4th Streets) serve the Lee Villa Mobile Home Community (accessed from Gady Road). Val Rod Court (accessed from Billmyer Highway, north of Pocklington Road) also serves a residential neighborhood.
- **County Local Roads.** All of the other roads traversing the municipality are county local roads, with 50% of financing coming from Raisin Charter Township. The Township currently utilizes a fee assessed on all properties to upgrade these roadways, as they are not eligible for federal funding. The Township may consider replacing that fee with a road millage.

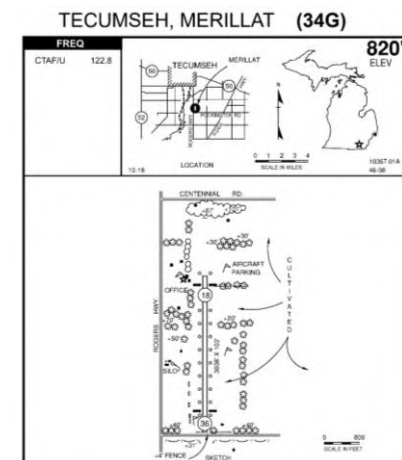
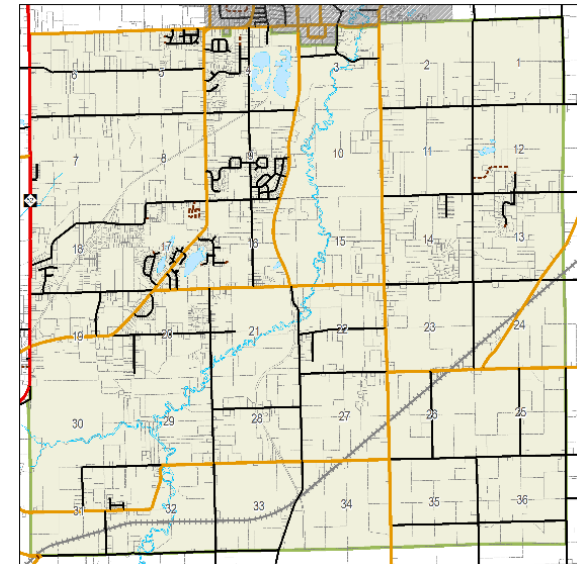
Raisin Charter Township recognizes that pedestrians and bicyclists rely on the road network serving the municipality. Consequently, it supports the goal of complete streets. Public Act 51 of 1951 (State Trunk Line Highway System), as amended, defines complete streets as “roadways, planned, designed, 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”. Accordingly, Raisin Township officials will include appropriate non-motorized facilities as part of its road improvement projects and will advise the Michigan Department of Transportation on future road projects within the Township regarding the inclusion of appropriate non-motorized facilities. The Township will also support separate trail and sidewalk construction.

Airports

Merillat Airport is a general aviation facility located in Raisin Township (accessed from Rogers Highway, north of Pocklington Road (see the Transportation map in Appendix C and the adjacent map entry from the [Michigan Airport Directory](#))). Other general aviation airports are located near Adrian and Tecumseh.

Railroads

The [Norfolk Southern Railway](#) operates a freight line between Detroit and Fort Wayne, Indiana, traversing Raisin Township from the center of its eastern border to its southwestern corner (see the Transportation map in Appendix C). The [Southern Michigan Railroad Society](#) operates a scenic passenger line between Clinton and southern Raisin Township.



Economic Development

Various entities are engaged in economic development activities on the behalf of Raisin Charter Township and its business communities and residents.

Region 2 Economic Development District

The Region 2 Planning Commission (R2PC) is the Economic Development District serving Raisin Charter Township. It makes economic development proposals in the Township eligible to apply for federal funding through the EDA. The R2PC’s economic strategic blueprint is the *Region 2 Planning Commission Comprehensive Economic Development Strategy* (available on www.region2planning.com).

Economic Development Organizations

Economic Development Organizations (EDOs) are comprised of governmental entities in a defined region dedicated to its economic development. Lenawee Now (Lenawee County Economic Development Corporation) and Ann Arbor SPARK serve Raisin Charter Township.

Tax Increment Finance Authorities

The State of Michigan allows the creation of tax increment finance authorities which allow municipalities and counties to capture the growth in tax revenue within a designated district, as well as implement other potential income generation tools (e.g., millages, special assessments, revenue bonds, etc.), for use in financing public infrastructure improvements in that area.

Chambers of Commerce

Due to its close proximity to Adrian and Tecumseh, the [Adrian Area Chamber of Commerce](#) and the [Tecumseh Area Chamber of Commerce](#) serve Raisin Township businesses.

Existing Land Use

An inventory of existing land use is an important factor in the development of a Future Land Use map for Raisin Charter Township. Planners used assessing data compiled by the Township to determine existing land use (see the Property Assessment map in Appendix C).

- Agricultural — 208 parcels comprising 53% of assessed acreage
- Residential – 3,117 parcels comprising 36% of assessed acreage
 - Large-Lot Residential – 403 parcels comprising 23% of assessed acreage; there are 16 parcels of ≥40 acres comprising 5% of assessed acreage

Property Assessment	
Agriculture	52.7%
Residential	36.4%
<i>Large Lot</i>	23.1%
<i>Compact Lot</i>	13.1%
Commercial	2.8%
Industrial	1.9%
Institutional/Exempt	6.2%
Total	100.0%

- Compact Lot Residential (<5 acres) – 2,714 lots comprising 13% of assessed acreage
- Commercial – 80 parcels comprising 3% of assessed acreage
- Industrial – 8 parcels comprising 2% of assessed acreage
- Exempt – 98 parcels comprising 6% of assessed acreage

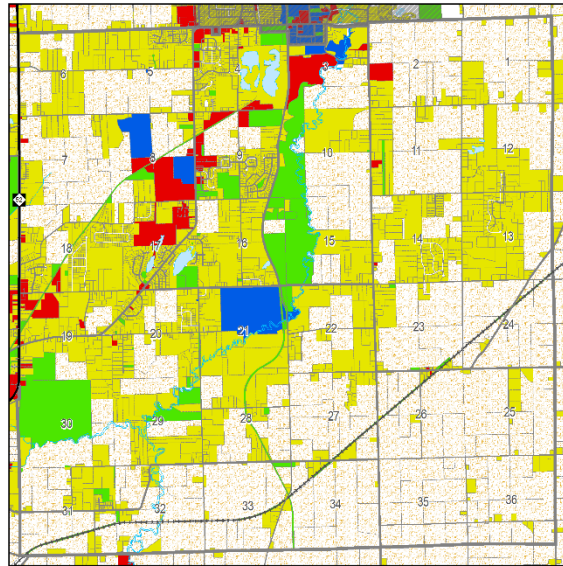
Community Survey

It was recognized that understanding the opinions, wants, and needs of people, who live, work, own property, and/or own a business in the Township is an important step in the master planning process. To this end, people were asked to complete an online survey during February of 2020. Although the full survey responses are published in Appendix B, many of the answers are also listed in this section. The answers to all of the questions are rankings from '0' to '10' and scores of '0' to '4' = 'low support', '5' to '7' = 'medium support', and '8' to '10' = 'high support'.

Community Character & Environmental Stewardship	Rank
How important is it to you to institute policies that limit growth?	5
How important is it to you to minimize development in open lands and natural areas?	7
How important is it to you to preserve "rural" character?	7
How important is it to you to preserve farmland?	8
How important is it to you to preserve open space?	7
How important is it to you to protect natural areas?	8
How important is it to you to protect trees from clear-cutting during development?	8
How important is it to you to protect private property rights?	9
How important is it to you to enforce zoning regulations?	8
Zoning is intended to protect or enhance my property value.	7
Landowners (including my neighbors) should be able to do pretty much what they want with their land.	5
I am willing to pay higher taxes to purchase, preserve and maintain open space and natural areas.	4

Residential Land Uses & Access to Opportunities	Rank
How important is it to you to permit single family residential uses along major highway corridors?	5
How important is it to you to increase housing opportunities for young families?	6
How important is it to you to increase housing opportunities for seniors?	6
How important is it to you to permit condominium use along major highway corridors?	4
How important is it to you to permit apartment use along major highway corridors?	3
Non-Residential Land Uses & Access to Opportunities	Rank
How important is it to you to create job opportunity locally?	8
How important is it to you for more retail development?	5
How important is it to you to permit medical and other professional office uses along major highway corridors?	6
How important is it to you to expand nearby shopping opportunities?	5
How important is it to you to permit commercial / retail use along major highway corridors?	5
How important is it to you to permit industrial use along major highway corridors?	4
Industrial and commercial development should be encouraged because it contributes to the tax base.	6
Recreation & Mobility	Rank
How important is it to you to build another park or other recreational facility?	5
How important to you is a skate park?	2
How important to you is additional community open space?	5
How important to you is a concert/event band-shell?	3
How important to you is additional tennis and basketball courts?	3
How important to you is additional developed sport fields?	3
How important to you is additional neighborhood playgrounds?	4
How important is it to you to create a local farmers market?	6
How important to you is additional nature/hiking trails?	6

How important to you is additional walking/bicycle trails?	6
How important is it to you to build non-motorized pathways?	6
How important is it to you to create "pedestrian friendly" neighborhoods?	6
If more sidewalks and trails were provided I would use them.	6



*Raisin Township Master Plan
2021 Edition*

Chapter 3
Community Policies and Plans

Mission Statement and Goals, Objectives, and Tasks

Although the Adrian Urban Cluster traverses Raisin Township via its major thoroughfares (i.e., Adrian Highway (M-52) and the Occidental Highway/Valley Road Corridor), its productive agricultural soils and other open spaces and natural resources, including the River Raisin, maintain its rural character. The Township wishes to preserve this identity by the use of the following strategy.

Mission Statement

Require Township development to maximize the efficiency of community resources and to preserve agriculture and open space.

Goals, Objectives, and Tasks

Raisin Charter Township set the following goals, objectives, and tasks designed to fulfill the aims of the mission statement.

Good Government

The following goals, objectives, and tasks preserve the Township's reputation for treating residents, businesses, developers, and other stakeholders fairly via inclusive and transparent zoning processes.

Goal. Preserve Raisin Charter Township's reputation for good governance.

- **Objective.** Treat residents, businesses, developers, and other stakeholders fairly through inclusive and transparent zoning processes.
 - **Task #1.** Review the various amendment and administrative zoning procedures contained in the Zoning Ordinance for fairness, inclusiveness, and transparency and make any needed changes.
 - **Task #2.** Exceed local/state public involvement requirements when needed to aid transparency, inclusiveness, and fairness.
 - **Task #3.** Update the Zoning Ordinance to conform to the Master Plan, as needed, and to make it easier to use and understand.
- **Objective.** Provide the public infrastructure and community amenities needed to support residents and businesses at the intensities specified in the Zoning Ordinance.
 - **Task #4.** Provide and/or enable the provision of community amenities that residents and businesses need to thrive.

Goal. A statement that describes, in general terms, a desired future condition.

Objective. A course of action for achieving the goal.

Task. A charge that facilitates the implementation of an objective.

- **Task #5.** Update landscaping/screening requirements designed to buffer the effect of multi-family residential, commercial/office, and light industrial development to preserve rural character.
- **Task #6.** Update the Township’s 5-year recreation plan to maintain eligibility for DNR grants and implement it and associated plans as opportunities arise
- **Task #7.** Develop and implement a complete streets policy.

Goal. Be proactive, as well as reactive, regarding the protection of the Township’s rural character and protecting the natural/built environment.

- **Objective.** Review development proposals through the lens of preserving rural character and protecting the natural/built environment.
 - **Task #8.** Review and revise the administrative zoning procedures in the Zoning Ordinance to require and/or incentivize aesthetics as well as function.
 - **Task #9.** Require site plans to conform to existing topography to the greatest degree possible rather than extensively altering the topography to conform to the site plan.
 - **Task #10.** Maintain scenic views along major thoroughfares by limiting the size and location of development.
 - **Task #11.** Provide incentives for commercial/office development that preserves the capacity of major thoroughfares by limiting the number of curb cuts along them through shared access points.

Agriculture, Open Space, and Natural Resources Preservation/Protection

The following goals, objectives and tasks address the preservation/protection of agriculture, open space, and natural resources.

- **Objective.** Educate the public/developers about the importance of environmentally sensitive areas, the benefits of protecting them, and any current regulations/permits.
 - **Task #12.** Inform the public/developers of the value of wetlands and the need to obtain a permit prior to dredging/filling them.
 - **Task #13.** Inform the public/developers of the value of other environmentally sensitive areas and the need to obtain any required permits.

Goal. Preserve significant acreages of prime agricultural lands, open space, and other natural resources identified by the Township.

- **Objective.** Codify and actively implement regulations that protect environmentally sensitive areas identified by the Township and/or other stakeholders.
 - **Task #14.** Identify and map environmentally sensitive natural characteristics with participation from other stakeholders.
 - **Task #15.** Preserve natural resources such as wetlands and woodlands by preventing/limiting development unless sufficient physical features and/or infrastructure is present to ensure that such development can function without damage to the environment.
- **Objective.** Identify areas containing agriculturally productive soils, open space, and other natural resources identified by the Township.
 - **Task #16.** Map the areas of prime agricultural land, open space, and other natural resources, updating/supplementing those databases as new information becomes available.
 - **Task #17.** Map the large and/or contiguous properties located in those areas that are currently free of development.
- **Objective.** Preserve those areas containing agriculturally productive soils, open space, and other natural resources that are also free from development.
 - **Task #18.** Deny/limit the granting of rezoning/development requests that will lead to the development of large and/or contiguous properties containing prime agricultural lands.
 - **Task #19.** Provide for and promote the use of zoning alternatives, such as open space communities, which would permanently preserve agriculturally productive lands, open space, and other natural resources by allowing for greater development densities in smaller specified locations.
 - **Task #20.** Create, maintain, and disseminate information on public and/or private programs that purchase/lease the development rights of prime agricultural properties, including Michigan’s farmland and open space preservation (i.e., PA 116) program.

Residential Development

The following goals, objectives and tasks address residential development.

Goal. Allow the expansion of residential areas to meet anticipated population increases while conserving the Township’s rural character.

- **Objective.** Accommodate the demand for residential development in/around existing subdivisions and in new neighborhoods with sufficient soils/infrastructure designed to preserve agriculture, open space, and/or other natural resources.

- **Task #21.** Promote the location of new housing in/around existing neighborhoods by increasing the quality of life of their residents through landscaping requirements and via access to infrastructure and other community amenities.
- **Task #22.** Provide density incentives for new housing located in residential clusters with dedicated open space and/or the provision of infrastructure needed to support higher densities at a small scale.

Goal. Promote the development/maintenance of a variety of housing types that attract residents of all ages.

- **Objective.** Establish housing codes and maintain strict enforcement to prevent deterioration of the housing stock.
 - **Task #23.** Zone limited areas for various types of small multiple-family development.
 - **Task #24.** Require traditional apartments and manufactured home communities to be located on major thoroughfares in densely populated portions of the Township, with access to needed infrastructure and other community amenities.

Commercial and Industrial Development

Goal. Maintain and develop areas of commercial/office development that supplement the larger commercial areas in Adrian and Tecumseh.

- **Objective.** Limit the expansion of commercial/office development.
 - **Task #25.** Encourage the reuse of existing commercial/office sites prior to approving new commercial/office development.
 - **Task #26.** Require major thoroughfare access for new commercial/office development while limiting the size of commercial areas and maintaining scenic views.
 - **Task #27.** Provide incentives for commercial/office development that preserves the capacity of major thoroughfares by limiting the number of curb cuts along them through shared access points.
 - **Task #28.** Allow/incentivize residential development on the upper floors of commercial/office buildings.

Goal. Promote the viability and limited expansion of existing industrial development in the Township while restricting the development of new light industrial development outside of those existing areas

- **Objective.** Limit the expansion of industrial development.
 - **Task #29.** Limit new industrial development to the expansion of existing industrial sites and the reuse of vacant industrial sites for clean light industrial uses.
 - **Task #30.** Limit new light industrial uses to those that do not pollute the air, soils, water, or and whose generated noise, odors, and other noxious emission can lessened to acceptable levels via landscaping/buffering and setback requirements.

Future Land Use Plan

How citizens see the way land is used and how that use relates to their daily life largely defines the form and vitality of any community. There is a direct linkage between the way land is used and the quality of life found in Raisin Charter Township. Accordingly, it is important to plan for future development in the community (see the Future Land Use Plan map in Appendix C).

The relationship between a master plan and a zoning ordinance is often misunderstood. A master plan is a *guide* for land use for the future while the zoning ordinance *regulates* the use of land in the present. The zoning ordinance is a law that the Township and developers must follow. While the master plan is not a binding legal document, it provides the legal basis for the zoning ordinance.

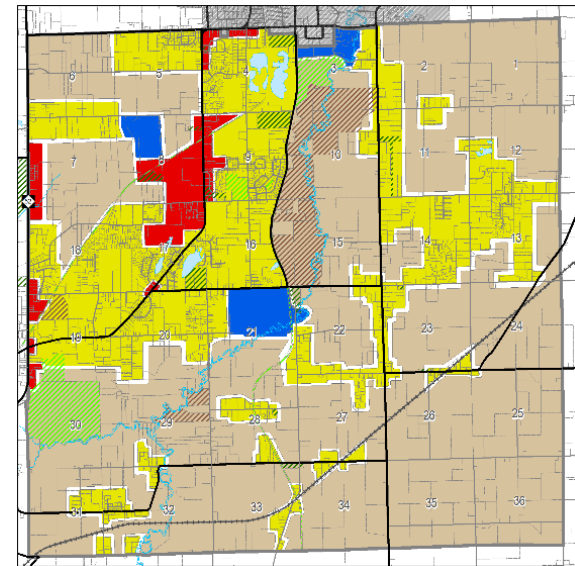
The Future Land Use Plan (FLUP) is a general guide not suited to rigid administration because changing conditions may affect the assumptions used to develop the document. The Planning Commission must examine those changes and decide if the principles that form the basis of the document are still valid. If so, the Planning Commission should follow the FLUP.

Agriculture Areas

The areas of the Township proposed for future agricultural use are comprised of dedicated conservation lots or existing farmland whose soils are, according to the American Farmland Trust, nationally significant or among Michigan's best. In order to preserve these valuable agricultural lands for the future, lots whose primary use is residential should be limited to the minimum acreage required by the Lenawee County Health Department for septic field approval. Open space developments should be encouraged; the property owners associations may rent the dedicated common areas to farmers (where appropriate).

Residential Areas

The areas of the Township proposed for future residential use are comprised of existing subdivisions and the underdeveloped properties among them. Further residential development of those properties is encouraged. The potential for high-density residential development (e.g., manufactured housing developments, apartment complexes) is likely limited, making multiple residential designation unnecessary. Rather, high-density residential development should be limited to those residential areas adjacent to a major roadway.



Commercial Areas

The FLUP proposes a new commercial area along Adrian Highway (M-52); developing it as a Planned Unit Development (PUD) would allow for a mix of offices, retail stores, and upper story dwellings to support the new ProMedica Charles and Virginia Hickman Hospital located on the opposite side of the highway in Adrian Township. The other areas of the Township proposed for future commercial use are comprised of existing retail and office development and the underdeveloped properties among them.

Industrial Areas

Future industrial development in the Township is likely limited. Consequently, the areas of the Township proposed for future industrial use are comprised of existing industrial development and their immediate vicinity. New industrial development should have direct access to a major roadway or connected to the extraction of mineral resources.

Overlay Areas

There are also several types of development currently dedicated to public uses deserving recognition:

- **Conservation.** The Nature Conservancy and the Michigan Nature Association both own tracts of land along the River Raisin dedicated to the conservation of nature.
- **Recreation.** Raisin Charter Township and the City of Adrian own and operate parks within the Township. Various public and private entities also provide recreation facilities (e.g., community center, nonmotorized trail, scenic railroad, golf course).
- **Institutions.** Raisin Charter Township and various other governmental and private organizations also maintain a variety of institutions (e.g., township hall/fire station, cemeteries, schools, churches).

Zoning Plan

The joint master plan provides the legal basis for zoning in Raisin Charter Township. Accordingly, the plan is required to contain a special plan element, known commonly as the zoning plan, by Michigan’s planning and zoning enabling acts. As noted in the Michigan Planning Guidebook (May 2008), “special plan elements are often prepared to establish a legal basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations.”

The MPEA —the Michigan Planning Enabling Act (PA 33 of 2008), as amended— requires “a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises” because Raisin Township has an adopted zoning ordinance (Sec. 33 (2) (d)). The

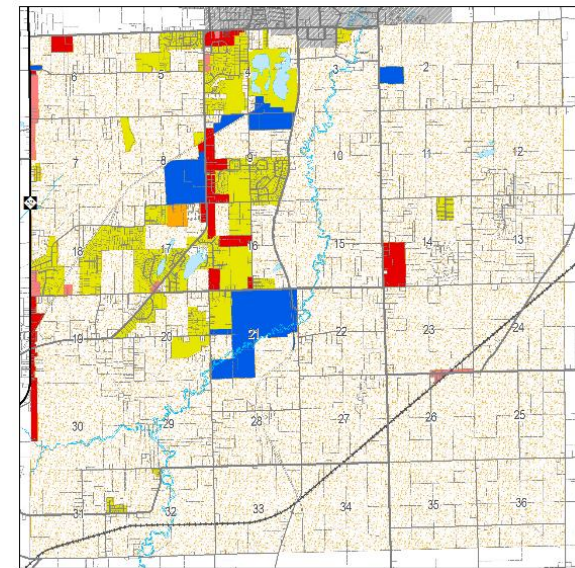
MZEA —the Michigan Zoning Enabling Act (PA 110 of 2006), as amended— requires the planning commission to adopt and file with the township board “a zoning plan for the areas subject to zoning” (Sec. 305 (a)). Finally, the MPEA also requires the zoning plan to “include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map” (Sec. 33 (2) (d)).

Zoning Districts

The Raisin Charter Township Zoning Ordinance divides the township into the following zoning districts (see the 2018 Zoning Map in Appendix C).

- **A-1 Agricultural District.** “This district is composed of rural, agricultural areas in the township whose predominant land use is general farming. The provision of this district are designed to protect, conserve, stabilize, enhance and develop the natural resources and community life of these areas; and further, to minimize conflicting land and structural uses detrimental to farm enterprises, rural community life and the reasonable use of natural resources, and to exclude land and structural uses which require highways, streets, drainage and other public facilities and services in excess of those normally required by rural agricultural uses and rural community life.” (Sec. 4.10).
- **AE Agricultural Estate District.** “This Zoning District is designed for large lot single family residential dwellings together with associated recreational, religious and educational facilities” (Sec. 4A.10).
- **R-1 Residential District.** “This District is intended for suburban residential use in the township in areas where the predominant land use is single-family non-farm dwellings. This District should be limited to those areas having suitable soil for septic tank operation and sufficient ground water potential for individual wells. The provisions of this District are designed to protect and stabilize the essential characteristics of these areas and to promote and encourage a suitable, safe and healthy environment for family life. To these ends, development is restricted to a low density residential settlement, in grouped or cluster form, and consistent with suburban type public facilities and services and public health and safety considerations. Further, the provisions of this District are to prohibit business, commercial and industrial use of land, and to inhibit any other use which would substantially interfere with the development, conservation and continuation of single-family non-farm dwellings in this District” (Sec.5.10).
- **RM-1 Multiple Family Residential District.** “The RM-1 District is designed to permit a more intensive residential use of land. These areas would be located near County Primary Roads for good accessibility and between single-family residential areas and other non-residential uses. Various sizes of residential accommodations for ownership or rental, would thereby be provided to meet the needs of the different age and family groups in the community” (Sec. 5A.10).
- **RMH Residential Mobile Home Park District.** “This Zoning District is intended to provide an area for mobile home park development. It is designed to provide compatible areas within the Township for mobile home parks which protect health, safety, and welfare of the residents” (Sec. 5B.10).

- C-1 Local Commercial District.** “This district is designed primarily for the convenience of persons residing in the adjacent and immediate surrounding rural non-farm residential neighborhoods, and for the accommodation of those retail and business service activities that serve the adjacent and surrounding neighborhoods. It is the purpose of these regulations to permit development of the enumerated functions and at the same time to protect the abutting and surrounding residential and agricultural properties. To these ends, certain uses are excluded which would function more effectively in other districts and could interfere with the operation of retail establishments selling only convenience goods or services.” (Sec. 6.10).
- C-2 General Commercial District.** “This district is designed primarily for the accommodation of business and commercial activities that serve the whole rural community. Such activities require land and structure uses that typically are compact and densely grouped, and primarily located in integrated community or regional shopping centers. It is the purpose of these regulations to permit development of the enumerated functions and to protect the abutting residential and agricultural properties. To these ends, certain uses are excluded which would function more effectively in other districts and which would interfere with the operation of retail and business establishments in this district.” (Sec. 6A.10).
- OS Office District.** “The OS District is designed to accommodate various types of office uses performing administrative, professional and personal services. These are typically small office buildings which can serve as a transitional use between the more intensive uses of land such as major thoroughfares and/or commercial districts and the less intensive uses of land such as single family residential development. This district is specifically intended to prohibit commercial establishments of a retail nature or other activities which require constant short term parking.” (Sec. 6B.10).
- I-1 Light Industrial District.** “The I-1 Light Industrial District is designed so as to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I-1 District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared material” (Sec. 7.10).



- I-2 General Industrial District.** “The I-2 General Industrial District is designed primarily for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The I-2 District is so structured as to permit the manufacturing, processing, and compounding of semifinished or finished products from raw materials as well as from previously prepared material” (Sec. 7A.10).
- P Parking District.** “The P Parking District is intended to permit the establishment of areas to be used solely for off-street parking of private passenger vehicles as a use incidental to a principal use. This district will generally be provided by petition or request to serve a use district which has developed without adequate off-street parking facilities” (Sec. 7B.10).

Dimensional Standards

The following bulk, height, and setbacks for each district are included Article 8.

District	Minimum Lot Size	Minimum Lot Width	Minimum Setback			Maximum Height		Maximum Lot Coverage
			Front	Side	Rear	Stories	Height	
A-1	1 acre	200 ft.	75 ft.	30 ft.	50 ft.	2 ½	35 ft.	30%
AE	2 acres	200 ft.	75 ft.	30 ft.	50 ft.	2 ½	35 ft.	30%
R-1	22,000 sq. ft.	100 ft.	50 ft.	15 ft.	35 ft.	2 ½	35 ft.	30%
RM-1	See site requirements					2 ½	35 ft.	30%
RMH	--	--	See note	--	--	--	--	--
C-1	1 acre	150 ft.	75 ft.	See note	35 ft.	3	40 ft.	--
C-2	1 acre	150 ft.	75 ft.	15 ft.	15 ft.	3	40 ft.	--
OS	1 acre	150 ft.	75 ft.	15 ft.	35 ft.	3	35 ft.	--
I-1	3 acres	300 ft.	75 ft.	30 ft.	15 ft.	2 ½	35 ft.	50%
I-2	3 acres	300 ft.	100 ft.	50 ft.	50 ft.	3	40 ft.	50%
P	--	--	--	--	--	--	--	--

Rezoning Criteria

The most common zoning application of the Future Land Use Plan is during the rezoning process. A rezoning should be required to meet set criteria in order for the Township to consider it consistent with the land use plan. Accordingly, the Planning Commission and Township Board must consider the following criteria when deciding a rezoning request:

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the township’s master plan?
- Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?
- Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

Relationship to the Future Land Use Plan

This section equates the various zoning districts included on the zoning map with the various Future Land Use Plan (FLUP) classifications (see the Zoning Map in Appendix C).

- **Agriculture Areas.** The FLUP addresses the agricultural classification generally on its map. The following zoning districts equate to that classification:
 - A-1 Agricultural District
- **Residential Areas.** The FLUP addresses the residential classification generally on its map. The following zoning districts equate to that classification:
 - AE Agricultural Estate District
 - R-1 Residential District
 - RM-1 Multiple Family Residential District
 - RMH Residential Mobile Home Park District
- **Commercial Areas.** The FLUP addresses the commercial classification generally on its map. The following zoning districts equate to that classification:
 - C-1 Local Service Commercial District
 - C-2 General Service Commercial District
 - OS Office Service District

- **Industrial Areas.** The FLUP addresses the industrial classification generally on its map. The following zoning districts equate to that classification:
 - I-1 Light Industrial District
 - I-2 General Industrial District
- **Overlay Areas.** The FLUP addresses the overlay classifications generally on its map. They reflect uses current at the time the FLUP map was adopted and do not equate to any zoning district.

Implementation Strategy

A strategy for implementing the Master Plan is necessary for its success.

Implementation of Tasks

The following table assigns responsibility for each task identified in the initial section (Mission Statement and Goals, Objectives, and Tasks) of this chapter, as well as the timeframe for accomplishing them.

Actions	Timeframe	Responsibility
#1 Review the various amendment and administrative zoning procedures contained in the Zoning Ordinance for fairness, inclusiveness, and transparency and make any needed changes.	O	PC • TB • ST
#2 Exceed local/state public involvement requirements when needed to aid transparency, inclusiveness, and fairness.	O	PC • TC • TB
#3 Update the Zoning Ordinance to conform to the Master Plan, as needed, and to make it easier to use and understand.	O • S	PC • TB • ST
#4 Provide and/or enable the provision of community amenities that residents and businesses need to thrive.	O	PC • TB
#5 Update landscaping/screening requirements designed to buffer the effect of multi-family residential, commercial/office, and light industrial development to preserve rural character.	M	PC • TB
#6 Update the Township’s 5-year recreation plan to maintain eligibility for DNR grants and implement it and associated plans as opportunities arise.	O	PC • RC • TB
#7 Develop and implement a complete streets policy.	L	PC • RC • TB
#8 Review and revise the administrative zoning procedures in the Zoning Ordinance to require and/or incentivize aesthetics as well as function.	M	PC • TB
#9 Require site plans to conform to existing topography to the greatest degree possible rather than extensively altering the topography to conform to the site plan.	O	PC • TB
#10 Maintain scenic views along major thoroughfares by limiting the size and location of development.	O	PC • TB

Actions	Timeframe	Responsibility
#11 Provide incentives for commercial/office development that preserves the capacity of major thoroughfares by limiting the number of curb cuts along them through shared access points.	O	PC • TB
#12 Inform the public/developers of the value of wetlands and the need to obtain a permit prior to dredging/filling them.	O	TC
#13 Inform the public/developers of the value of other environmentally sensitive areas and the need to obtain any re-quired permits.	O	TC
#14 Identify and map environmentally sensitive natural characteristics with participation from other stakeholders	C	PC
#15 Preserve natural resources such as wetlands and woodlands by preventing/limiting development unless sufficient physical features and/or infrastructure is present to ensure that such development can function without damage to the environment.	O	PC
#16 Map the areas of prime agricultural land, open space, and other natural resources, updating/supplementing those databases as new information becomes available.	C	PC
#17 Map the large and/or contiguous properties located in those areas that are currently free of development.	C	PC
#18 Deny/limit the granting of rezoning/development requests that will lead to the development of large and/or contiguous properties containing prime agricultural lands.	O	PC • TB
#19 Provide for and promote the use of zoning alternatives, such as open space communities, which would permanently preserve agriculturally productive lands, open space, and other natural resources by allowing for greater development densities in smaller specified locations.	O	PC • TB
#20 Create, maintain, and disseminate information on public and/or private programs that purchase/lease the development rights of prime agricultural properties, including Michigan's farmland and open space preservation (i.e., PA 116) program.	O	PC • TB • ST
#21 Promote the location of new housing in/around existing neighborhoods by increasing the quality of life of their residents through landscaping requirements and via access to infrastructure and other community amenities.	O	PC • TB • ST
#22 Provide density incentives for new housing located in residential clusters with dedicated open space and/or the provision of infrastructure needed to support higher densities at a small scale.	O	PC • TB • ST
#23 Zone limited areas for various types of small multiple-family development.	S	PC • TB • ST
#24 Require traditional apartments and manufactured home communities to be located on major thoroughfares in densely populated portions of the Township, with access to needed infrastructure and other community amenities.	S	PC • TB • ST
#25 Encourage the reuse of existing commercial/office sites prior to approving new commercial/office development.	O	PC • TB
#26 Require major thoroughfare access for new commercial/office development while limiting the size of commercial areas and maintaining scenic views.	O	PC • TB

Actions	Timeframe	Responsibility
#27 Provide incentives for commercial/office development that preserves the capacity of major thoroughfares by limiting the number of curb cuts along them through shared access points.	M	PC • TB
#28 Allow/incentivize residential development on the upper floors of commercial/office buildings.	M	PC • TB
#29 Limit new industrial development to the expansion of existing industrial sites and the reuse of vacant industrial sites for clean light industrial uses.	O	PC • TB
#30 Limit new light industrial uses to those that do not pollute the air, soils, water, or and whose generated noise, odors, and other noxious emission can lessened to acceptable levels via landscaping/buffering and setback requirements.	O	PC • TB

Key:	Time Frame:	Responsibility:
	S = Short Term (1-3 years)	O = Ongoing
	M = Medium Term (3-5 years)	C = Complete
	L = Long Term (5+ years)	
		TC = Township Clerk/Staff
		TB = Township Board
		PC = Planning Commission
		ST = Stakeholders
		RC = Recreation Committee

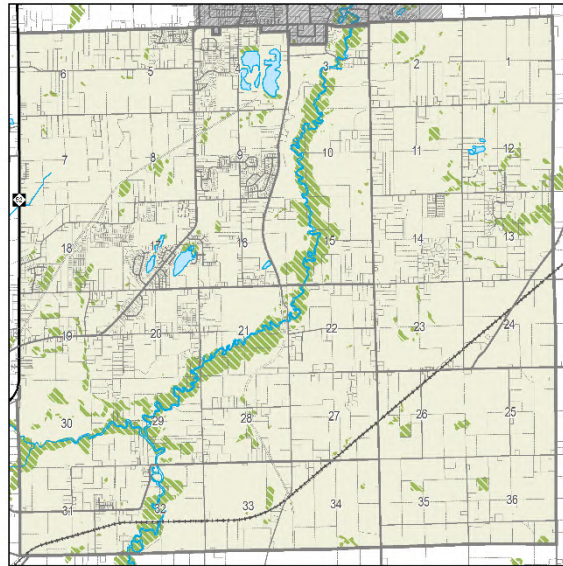
FLUP and Zoning Ordinance Reconciliation

The listing contains suggestions for reconciling the zoning districts in the Zoning Ordinance with the Future Land Use Plan (FLUP). It is a broad overview and likely does not take into consideration specific issues that a thorough review may reveal.

- **Remove the AE Agricultural Estate zoning district.** The AE district is “designed for large lot single family residential dwellings together with associated recreational, religious and educational facilities.” This is at odds with a Master Plan goal—preserve significant acreages of prime agricultural lands, open space, and other natural resources identified by the Township—given that most of the Township’s existing farmland is nationally significant or among Michigan’s best according to the American Farmland Trust (AFT). No lots were zoned AE Agricultural Estate Residential when the Master Plan was adopted.
- **Require small-lot residential development in the A-1 Agricultural district.** Revise A-1 zoning district regulations to require primarily residential development to take the form of small lots in order to preserve existing farmland (see above).
- **Rezone existing subdivisions to R-1 Single-Family Residential.** Rezone existing subdivisions R-1 in the near future and rezone the other existing and future residential lots among them (and within an FLUP residential area) when appropriate.
- **Combine the commercial and office districts into a single zoning district.** The purposes for the various districts listed in the Zoning Ordinance no longer make sense, as they are all auto-oriented. For example, the C-1 Local Commercial zoning district is “de-

signed primarily for the convenience of persons residing in the adjacent and immediate surrounding rural non-farm residential neighborhoods” while the C-2 General Commercial district is “designed primarily for the accommodation of business and commercial activities that serve the whole rural community.” No lots were zoned OS Office when the Master Plan was adopted and auto-oriented commercial districts can easily accommodate offices. If the proposed commercial area adjacent to the new hospital is developed for mixed uses, that can be accomplished by employing the Zoning Ordinance’s Planned Unit Development provisions.

- **Combine the industrial districts into a single zoning district.** All of the industrial uses within the Township are located in an I-1 Light Industrial district and no lots are currently zoned I-2 General Industrial. Given the industrial parks located in Tecumseh, it is unlikely that someone will proposed the development of a heavy industrial use in the Township.
- **Remove the P Parking zoning district.** The P district “is intended to permit the establishment of areas to be used solely for off-street parking of private passenger vehicles as a use incidental to a principal use.” No lots were zoned P when the Master Plan was adopted. The use of small and unconnected districts may result in “spot zoning”.



Raisin Township Master Plan
2021 Edition

Appendix A
Demographics

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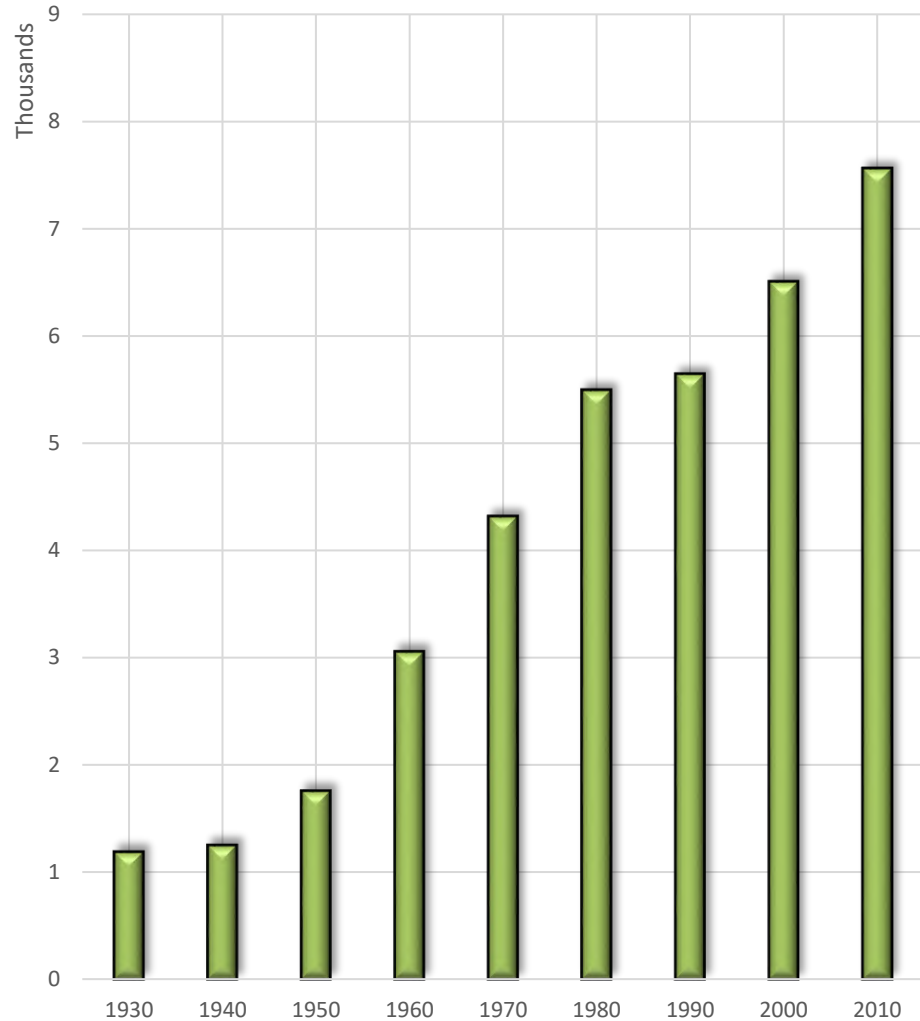
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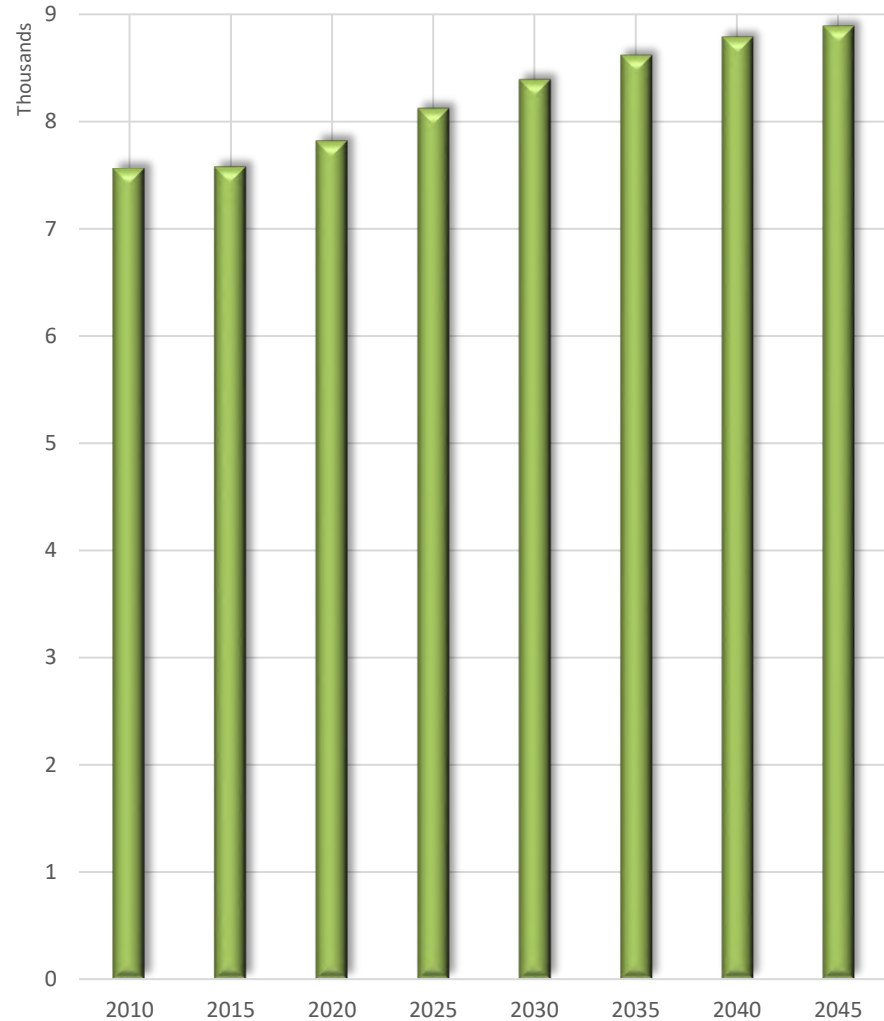
Population History

- The Township grew from to 1,196 residents in 1930 to 7,559 residents in 2010 according to the U.S. Census, a 532% increase.
- The adjacent figure shows that the population:
 - Increased 5% between 1930 and 1940 to 1,258 residents.
 - Increased 40% between 1940 and 1950 to 1,767 residents.
 - Increased 73% between 1950 and 1960 to 3,061 residents.
 - Increased 41% between 1960 and 1970, to 4,322 residents.
 - Increased 27% between 1970 and 1980 to 5,499 residents.
 - Increased 3% between 1980 and 1990, to 5,648 residents.
 - Increased 15% between 1990 and 2000 to 6,507 residents.
 - Increased 16% between 2000 and 2010 to 7,559 residents.



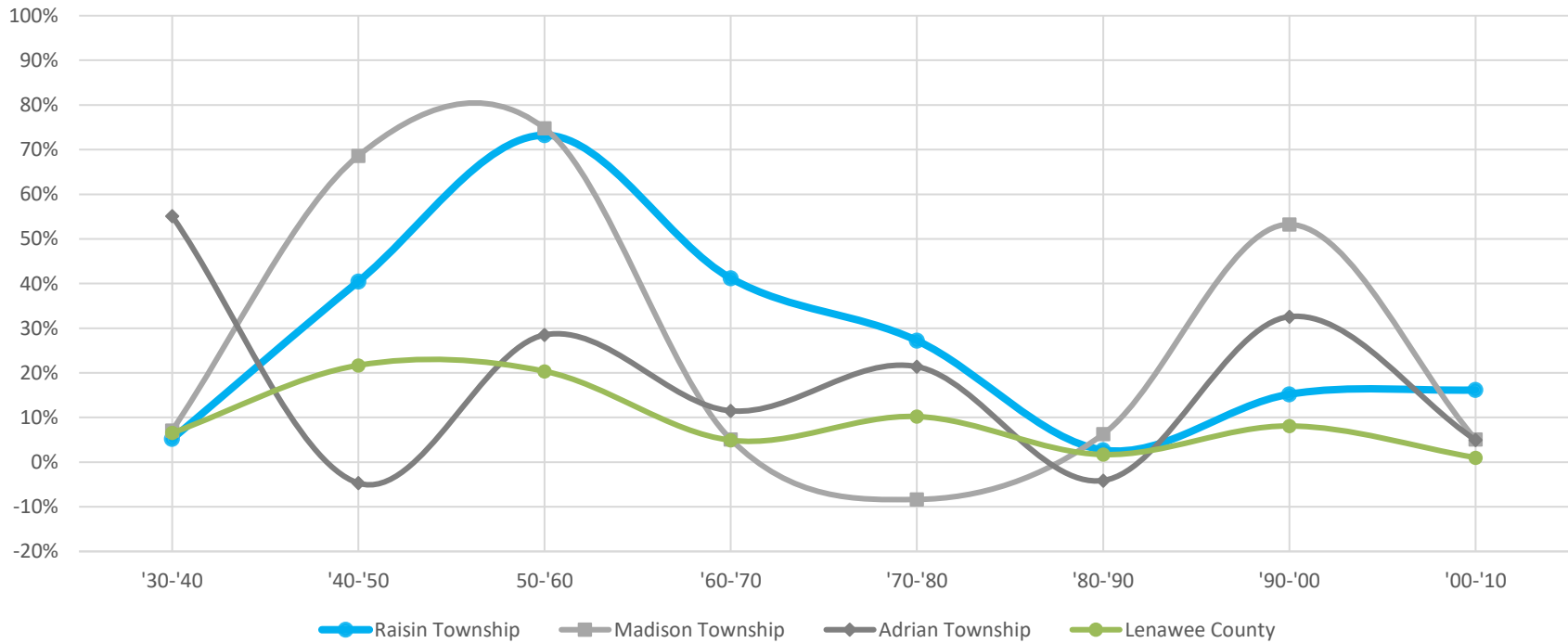
Population Projections

- The population projections utilized in this plan were developed for the Michigan Department of Transportation’s (MDOT’s) statewide travel demand model. The 2015-2045 projections are grounded on Regional Economic Models Inc. (REMI) forecasts.
- Utilizing that information, it is reasonable to expect that the population will increase 18% between 2010 and 2045.
- The adjacent figure shows that:
 - The 2015 population will be 7,576 people, a 0.2% increase from 2010.
 - The 2020 population will be 7,817 people, a 3% increase from 2015.
 - The 2025 population will be 8,118 people, a 4% increase from 2020.
 - The 2030 population will be 8,388 people, a 3% increase from 2025.
 - The 2035 population will be 8,613 people, a 3% increase from 2030.
 - The 2040 population will be 8,783 people, a 2% increase from 2035.
 - The 2045 population will be 8,887 people, a 1% increase from 2040.



Comparative Historic Population Growth

- The population of Raisin Township grew from 1,196 people in 1930 to 7,559 people in 2010, an increase of 532%.
- By comparison, the population of:
 - Madison Township grew from 1,655 people in 1930 to 8,621 people in 2010, an increase of 421%.
 - Adrian Township grew from 1,759 people in 1930 to 6,035 people in 2010, an increase of 243%.
 - Lenawee County grew from 49,849 people in 1930 to 99,511 people in 2010, an increase of 100%.



American Community Survey (ACS)

According to the U.S. Census Bureau, *[t]he American Community Survey (ACS) is a nationwide survey designed to provide communities a fresh look at how they are changing. The ACS replaced the decennial census long form in 2010 and thereafter by collecting long form type information throughout the decade rather than only once every 10 years.*

The reporting period utilized for this plan is 2013-2017, simply referred to as 2017 in the remainder of this appendix.

Definitions

- **Group Quarters.** *The Census Bureau classifies all people not living in housing units as living in group quarters. There are two types of group quarters: institutional group quarters (for example, correctional facilities for adults, nursing homes, and hospice facilities) and non-institutional group quarters (for example, college/university student housing, military quarters, and group homes).*
- **Household Income.** *According to the U.S. Census Bureau, [t]his includes income of the householder and all other people 15 years and older in the household, whether or not they are related to the householder.*
- **Median Income.** *According to the U.S. Census Bureau, [t]he median income divides the income distribution into two equal groups, one having incomes above the median, and other having incomes below the median.*
- **Per Capita Income.** *According to the U.S. Census Bureau, this is an [a]verage obtained by dividing aggregate income by total population of an area.*

Other General Notes

- **Rounding Errors.** Any totals that do not add up to 100% are caused by rounding errors.
- **Ambulatory Difficulties.** The ACS does not compile information on ambulatory difficulties for the population less than 5 years of age.
- **Hispanic.** Please note that ‘Hispanic’ is an ethnic rather than a racial description. Each Hispanic person is also a member of one or more races.

Age and Gender

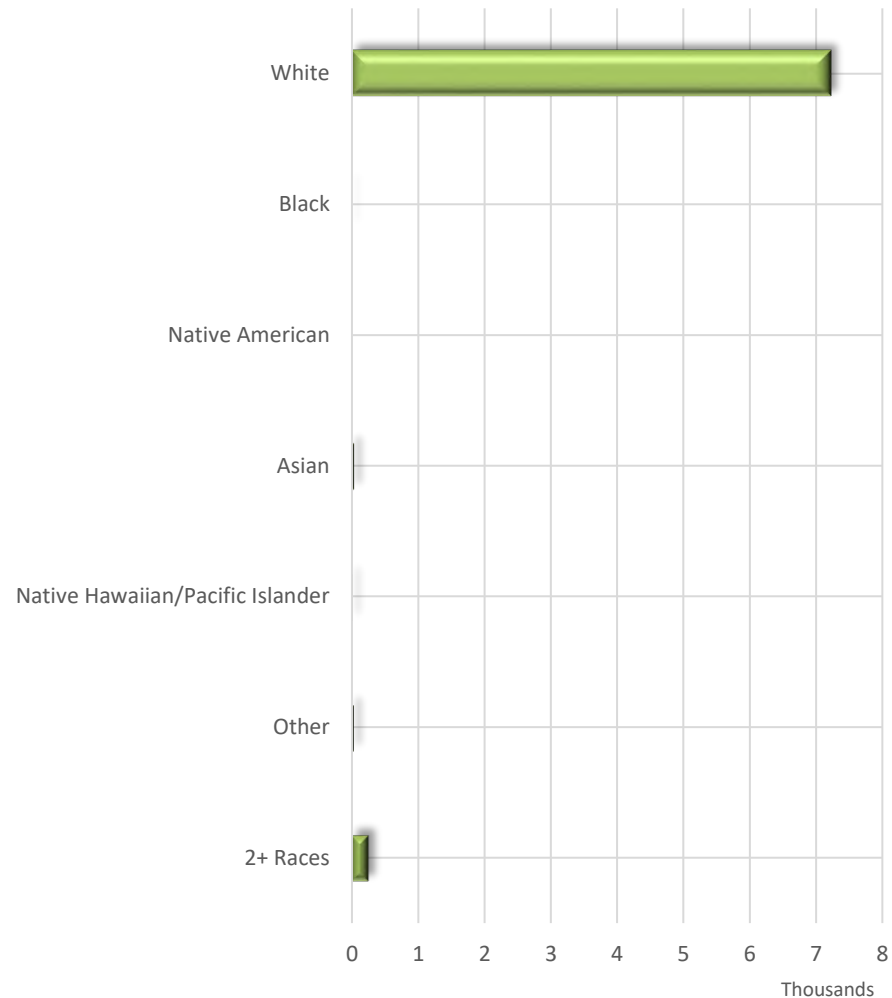
- The estimated median age of Raisin Township residents was 41.5 years in 2017 [41.6 years countywide and 39.6 years statewide].
- The adjacent figure illustrates the generations to which those residents belonged in 2017:
 - ‘Generation Z’ & younger generations (i.e., people ≤14 years old) — 19% [18% countywide and statewide].
 - The ‘Millennials’ generation (i.e., people 15-34 years old) — 21% [25% countywide and 26% statewide].
 - The ‘Generation X’ generation (i.e., people 35-54 years old) — 29% [26% countywide and statewide].
 - The ‘Baby Boomers’ generation (i.e., people 55-74 years old) —24% [25% countywide and 23% statewide].
 - The ‘Silent’ and older generations (i.e., people ≥75 years old) —6% [7% countywide and statewide].
- Finally, it is estimated that there were 100 males per 100 females (i.e., the sex ratio) living in the Township in 2017 [103 males countywide and 97 males statewide].



Race and Ethnicity

The population of Raisin was estimated to be less diverse than either Lenawee County or Michigan in 2017.

- The adjacent figure illustrates the races to which those residents belonged in 2017:
 - White — 95% [93% countywide and 79% statewide].
 - Black — 0.1% [3% countywide and 14% statewide].
 - Other Races — 1% [2% countywide and 5% statewide].
 - Native American — 0% [0.5% countywide and statewide].
 - Asian — <0.6% [0.3% countywide and 3% statewide].
 - Native Hawaiian/Pacific Islander — <0.3% [0.1% countywide and 0.03% statewide].
 - Some Other Race — <0.6% [1% countywide and statewide].
 - Two or More Races — 3% [3% countywide and statewide].
- An estimated 4% of the Township’s residents considered themselves Hispanic in 2017 [8% countywide and 5% statewide].

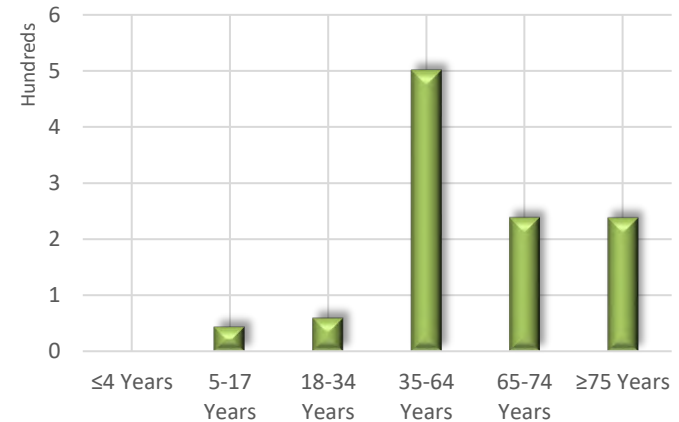


Disabilities

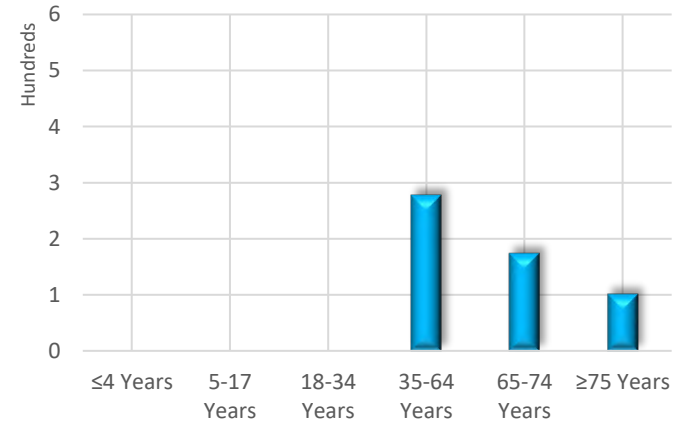
Disabled residents were a significant component of Raisin Township’s noninstitutionalized civilian residents in 2017.

- An estimated 14% of those residents were disabled in some way (i.e., hearing, vision, cognitive, ambulatory, self-care, or independent living) [16% countywide and 14% statewide] and 8% had an ambulatory disability [8% countywide and statewide]. *It should be noted that an ambulatory disability is not determined for residents ≤4 years old.*
- ≤4 years old:
 - Disabled in some way — 0% [1% countywide and statewide].
- 5-17 years old:
 - Disabled in some way — 3% [8% countywide and 6% statewide].
 - Had an ambulatory disability — 0% [1% countywide and statewide].
- 18-34 years old:
 - Disabled in some way — 5% [8% countywide and 7% statewide].
 - Had an ambulatory disability — 0% [2% countywide and statewide].
- 35-64 years old:
 - Disabled in some way — 15% [16% countywide and 15% statewide].
 - Had an ambulatory disability — 8% [8% countywide and 9% statewide].
- 65-74 years old:
 - Disabled in some way — 35% [28% countywide and 25% statewide].
 - Had an ambulatory disability — 26% [17% countywide and 15% statewide].
- ≥75 years old:
 - Disabled in some way — 50% [50% countywide and 49% statewide].
 - Had an ambulatory disability — 21% [31% countywide and 32% statewide].

Some Type of Disability



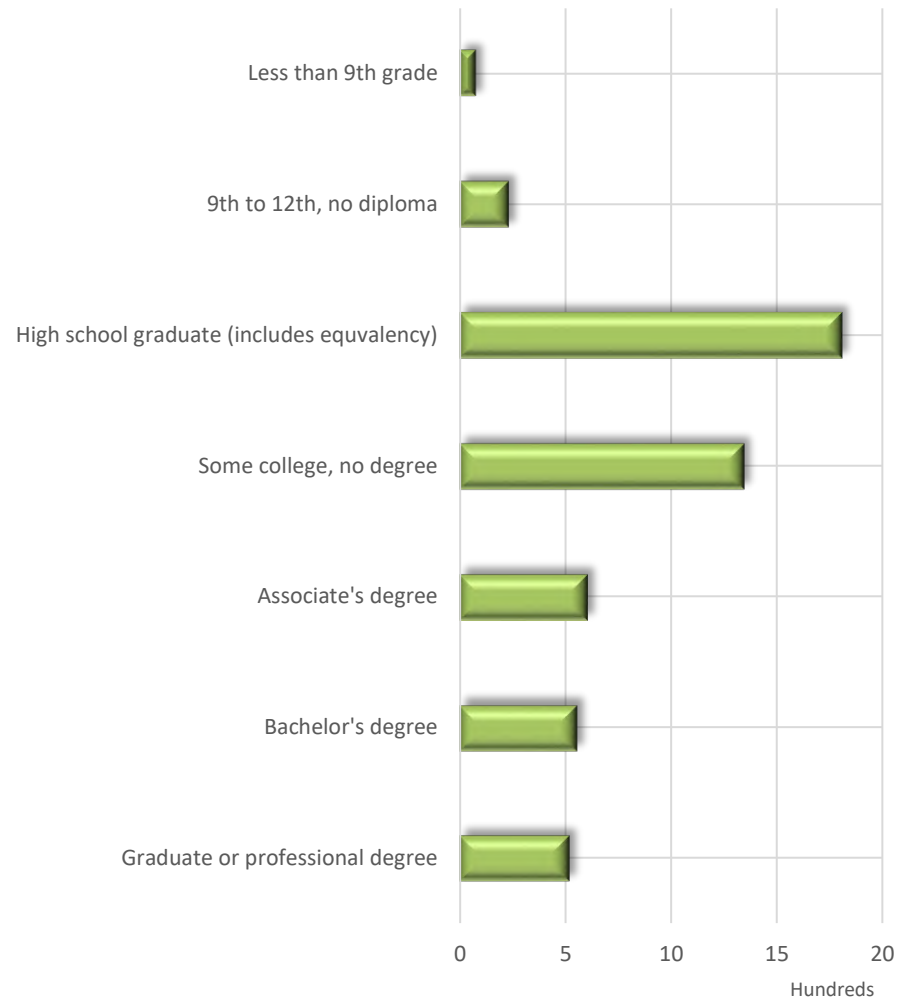
Ambulatory Disability



Educational Attainment

The estimated educational attainment of residents 25 years old or older in 2017 was as follows:

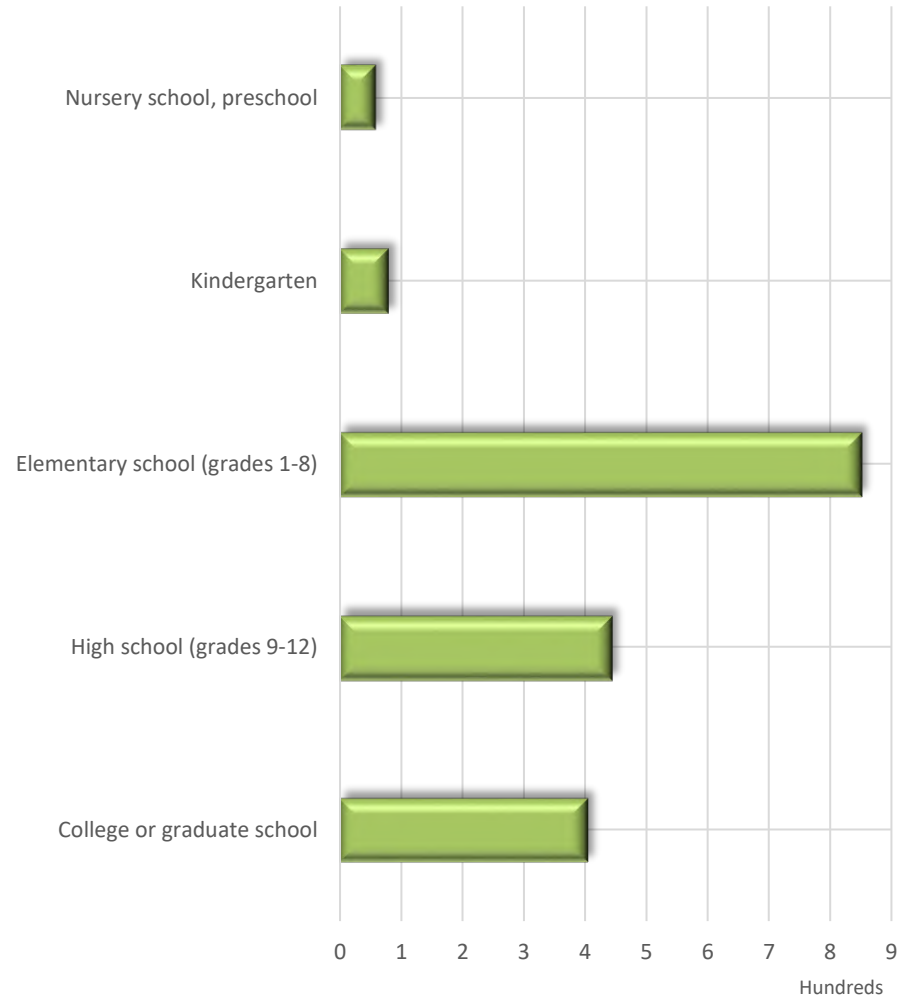
- Less than a 9th grade education — 2% [3% countywide and 2% statewide].
- 9th to 12th, grade education, no diploma — 5% [6% countywide and 7% statewide].
- High school graduate (includes equivalency) — 35% [37% countywide and 29% statewide].
- Some college education, no degree — 26% [25% countywide and 24% statewide].
- Associate’s degree — 12% [9% countywide and 15% statewide].
- Bachelor’s degree — 11% [13% countywide and 17% statewide].
- Graduate or professional degree — 10% [7% countywide and 11% statewide].



School Enrollment

The composition of the population estimated to be 3 years old or older in 2017, and attending school, was estimated as follows:

- Nursery school, preschool — 3% [6% countywide and statewide].
- Kindergarten — 4% [5% countywide and statewide].
- Elementary school (grades 1-8) — 46% [40% countywide and 39% statewide].
- High school (grades 9-12) — 24% [23% countywide and 21% statewide].
- College or graduate school — 22% [26% countywide and 29% statewide].

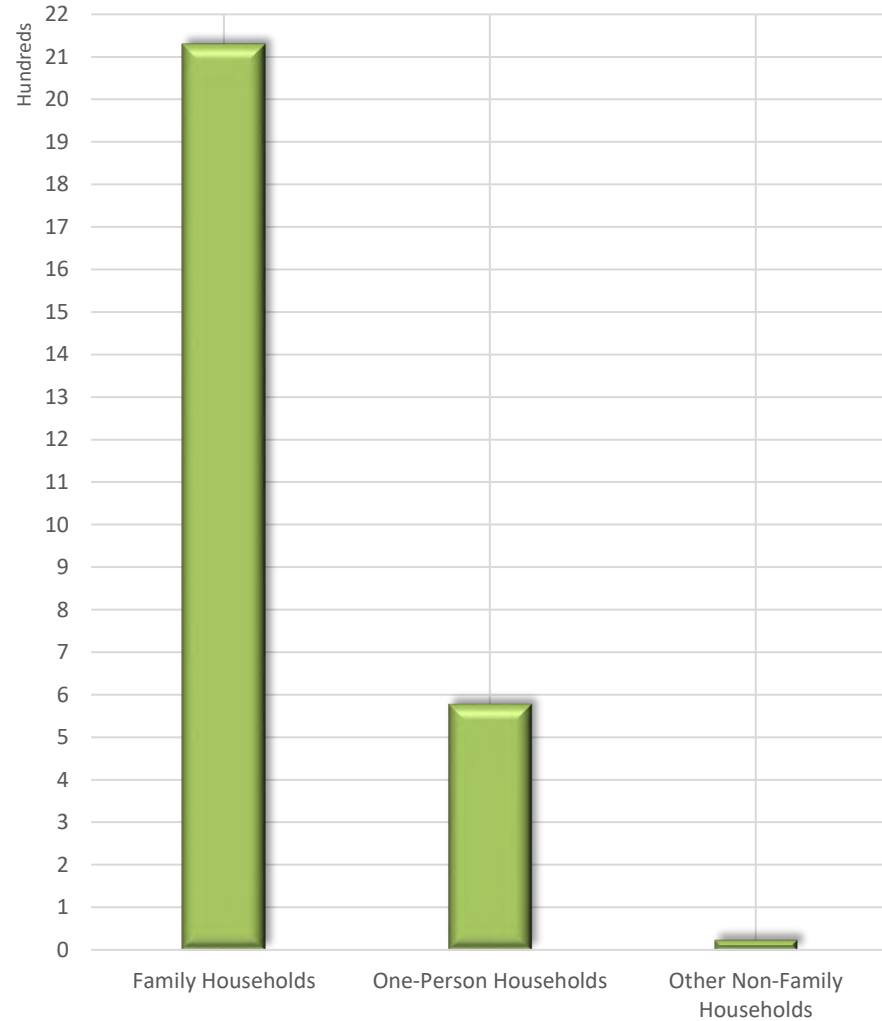


Households and Families

Most Raisin Township residents lived in households in 2017.

- Family households comprised an estimated 78% of those households [66% countywide and 65% statewide]
- An estimated 21% of households were comprised of a single person [29% countywide and statewide].
- Other non-family households comprised the remaining estimated 1% of households [5% countywide and 6% statewide].
- The estimated average household and family size was 2.77 people and 3.23 people, respectively (please see the ACS note) [2.45 people and 3.00 people, respectively, countywide and 2.49 people and 3.08 people, respectively, statewide].
- Group quarters (e.g., nursing homes, etc.) were home to an estimated 0.5% of the population [5% countywide and 2% statewide].

The presence of 2 college campuses in Lenawee County outside of the Township likely contribute to the larger percentage of the countywide population living in group quarters.

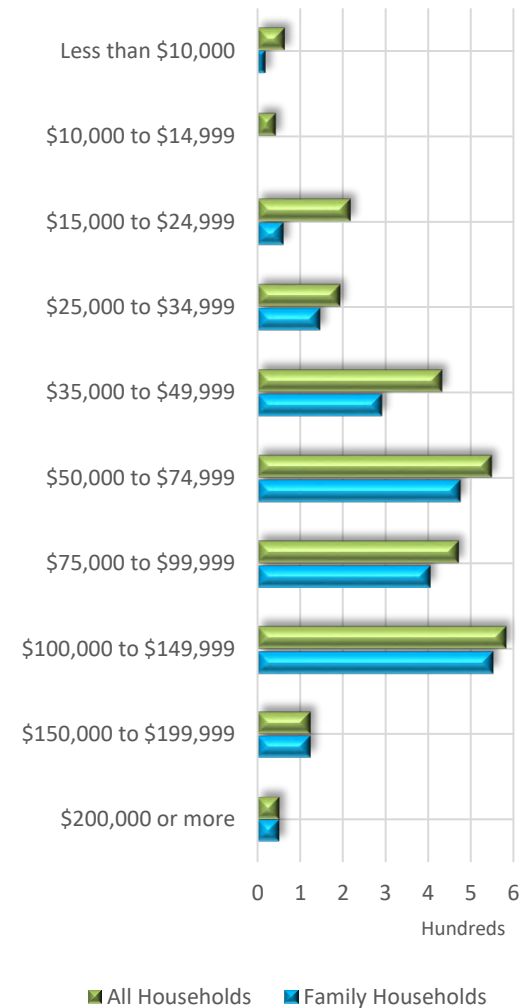


Household and Family Income

- All Households (HHs) with an income of:
 - ≤\$24,999 comprised an est. 12% of HHs [21% countywide and 23% statewide]
 - \$25,000-\$49,999 comprised an est. 23% of HHs [28% countywide and 25% statewide]
 - \$50,000-\$99,999 comprised an est. 37% of HHs [34% countywide and 31% statewide]
 - \$100,000 or more comprised an est. 28% of HHs [17% countywide and 22% statewide]
- Family Households (FHs) with and income of:
 - ≤\$24,999 comprised an est. 4% of FHs [13% countywide and 15% statewide]
 - \$25,000-\$49,999 comprised an est. 21% of FHs [24% countywide and 22% statewide]
 - \$50,000-\$99,999 comprised an est. 41% of FHs [40% countywide and 35% statewide]
 - \$100,000 or more comprised an est. 34% of FHs [23% countywide and 29% statewide]

Incomes and Poverty Status

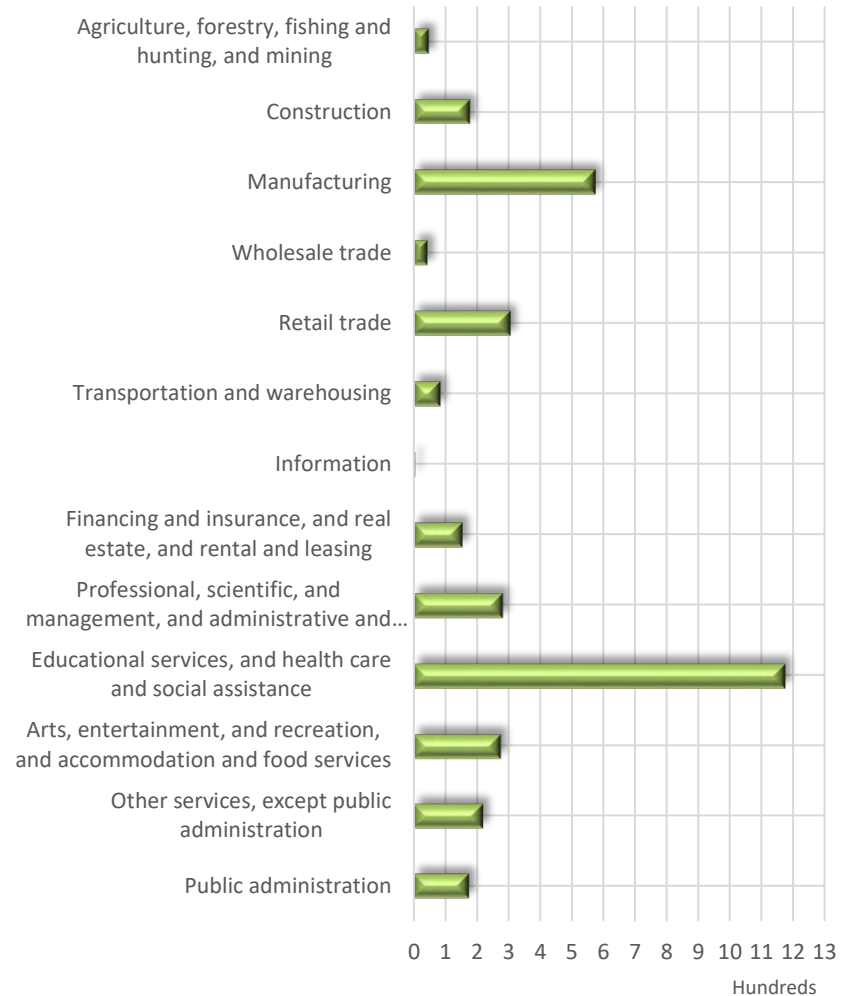
- Median Incomes:
 - Household – \$64,875 [\$51,339 countywide and \$52,668 statewide]
 - Family – \$80,422 [\$63,490 countywide and \$66,653 statewide]
 - Non-Family – \$30,781 [\$30,888 countywide and \$31,333 statewide]
- Per Capita Income – \$27,388 [\$25,649 countywide and \$28,938 statewide]
- Population below poverty level – 2% [14% countywide and 16% statewide]
 - Under 18 years – 1% [20% countywide and 22% statewide]
 - 18-64 years – 3% [13% countywide and 15% statewide]
 - 65+ years old – 4% [8% countywide and statewide]



Employment by Industry

The estimated employment by industry of civilian employees 16 years old or older in 2017 was:

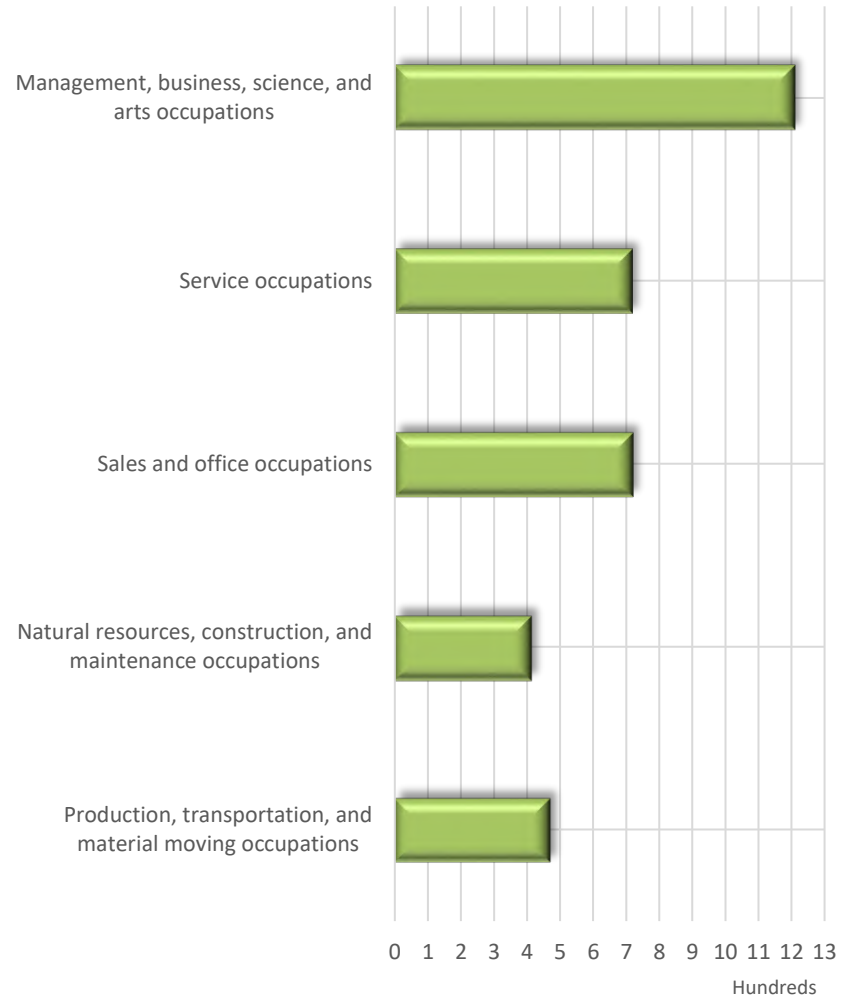
- Agriculture, forestry, fishing and hunting, and mining — 1% [2% countywide and 1% statewide]
- Construction — 5% [6% countywide and 5% statewide]
- Manufacturing — 16% [21% countywide and 18% statewide]
- Wholesale trade — 1% [2% countywide and statewide]
- Retail trade — 9% [11% countywide and statewide]
- Transportation and warehousing — 2% [4% countywide and statewide]
- Information — 0.2% [1% countywide and 2% statewide]
- Financing and insurance, and real estate, and rental and leasing — 4% [4% countywide and 5% statewide]
- Professional, scientific, and management, and administrative and waste management services — 8% [7% countywide and 9% statewide]
- Educational services, and health care and social assistance — 33% [25% countywide and 24% statewide]
- Arts, entertainment, and recreation, and accommodation and food services — 8% [8% countywide and 9% statewide]
- Other services, except public administration — 6% [5% countywide and statewide]
- Public Administration — 5% [4% countywide and 3% statewide]



Employment by Occupation

The estimated employment by occupation of civilian employees 16 years old or older in 2017 was:

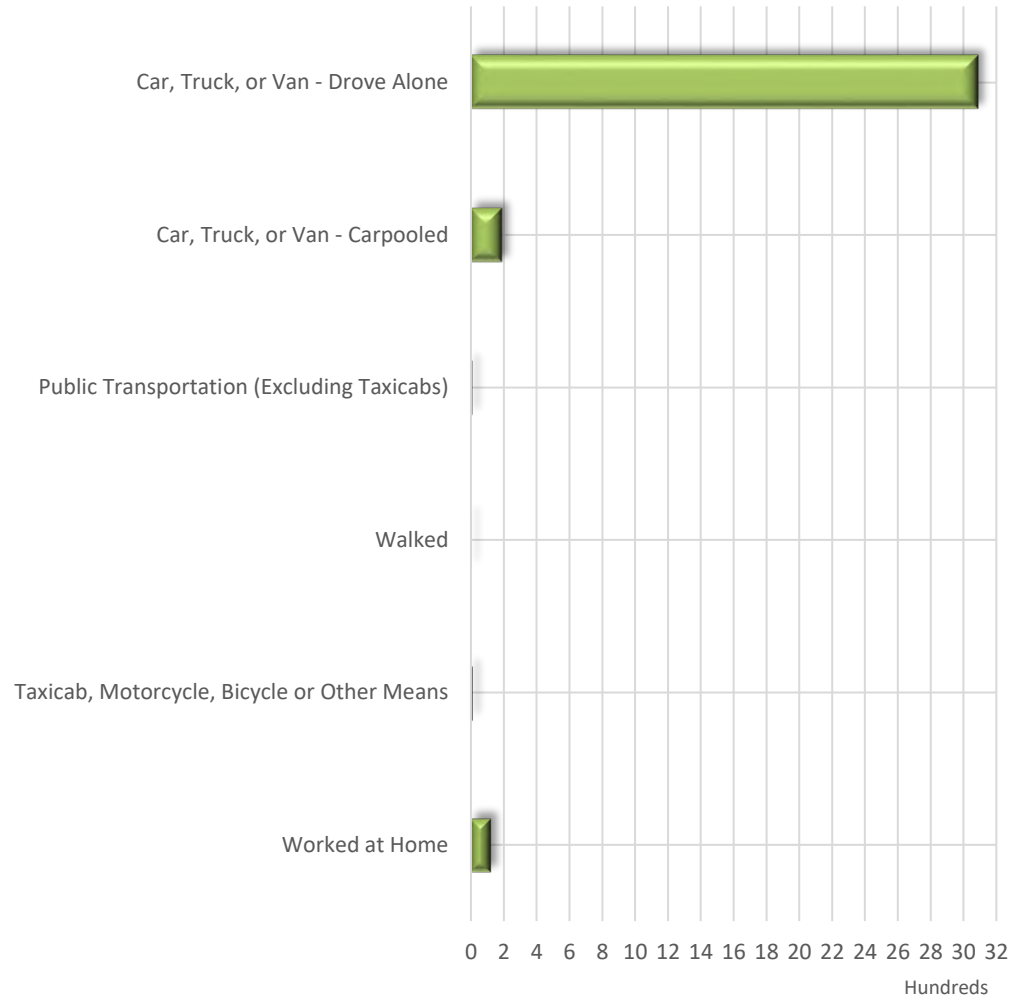
- Management, business, science, and arts occupations — 34% [28% countywide and 36% statewide]
- Service occupations — 20% [18% countywide and statewide]
- Sales and office occupations 20% [23% countywide and statewide]
- Natural resources, construction, and maintenance occupations — 12% [10% countywide and 8% statewide]
- Production, transportation, and material moving occupations — 13% [20% countywide and 16% statewide]



Means of Travel to Work

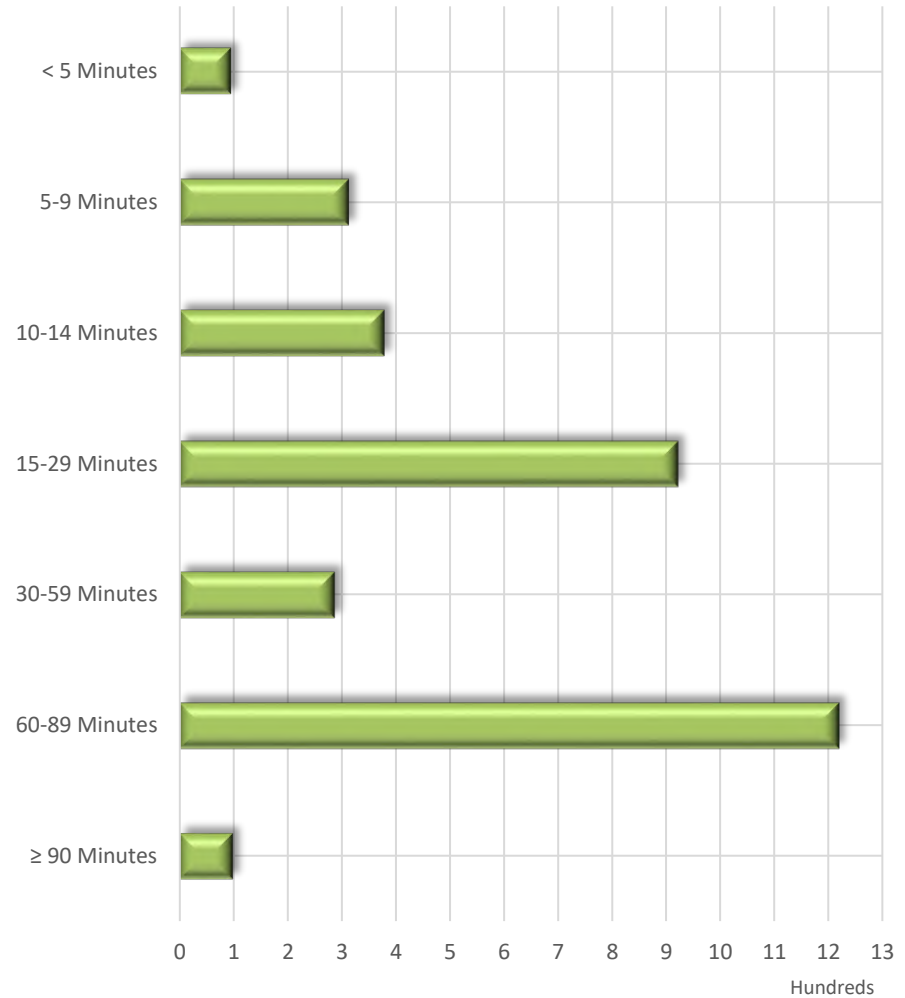
People utilized various forms of transportation when traveling to work in 2017:

- An estimated 90% of people drove alone [83% countywide and statewide]
- An estimated 6% of people carpooled [10% countywide and 9% statewide]
- An estimated 1% used some other means of travel [4% countywide and 5% statewide]
- An estimated 4% worked at home [3% countywide and 4% statewide]



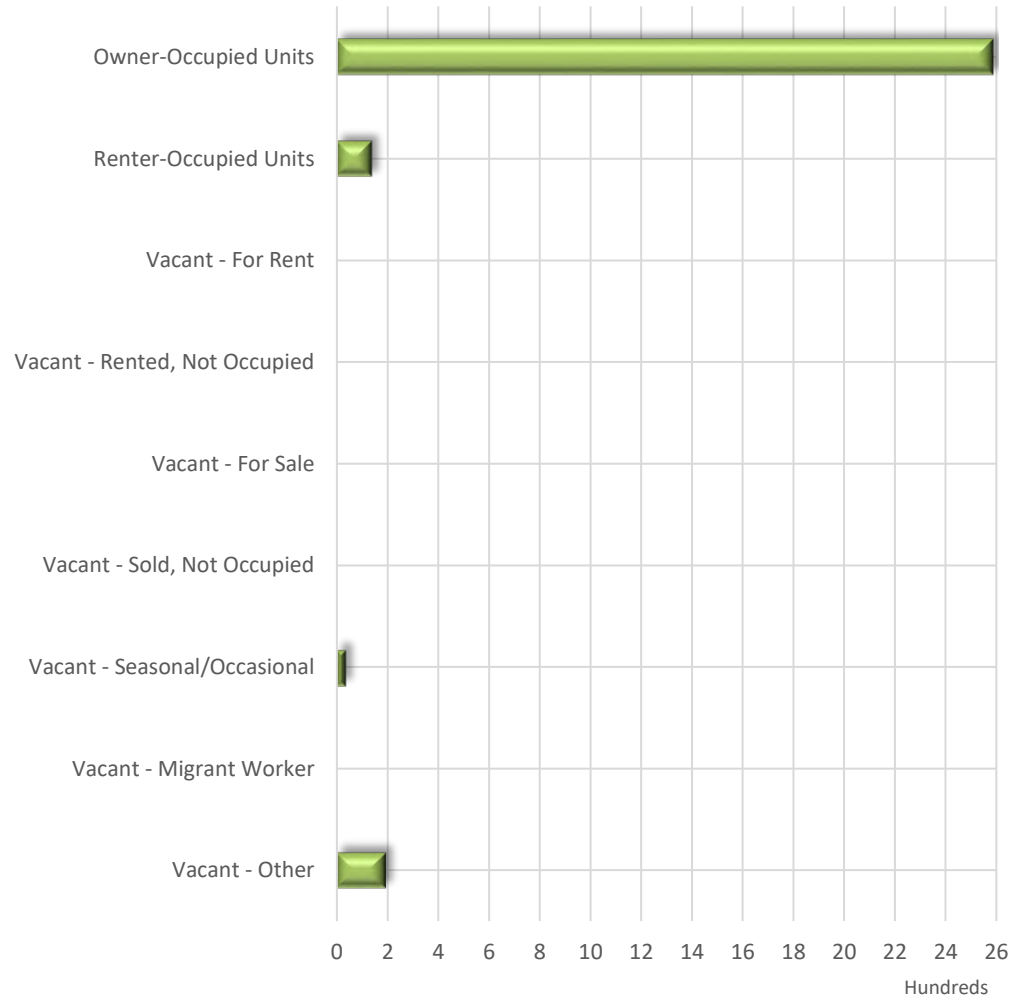
Travel Time to Work

- The estimated travel time to work in 2017 was 23.3 minutes [26.8 minutes countywide and 24.3 minutes statewide]
- Travel time segments in 2017
 - ≤5 minutes — 3% [5% countywide and 3% statewide]
 - 5-9 minutes — 9% [15% countywide and 11% statewide]
 - 10-14 minutes — 11% [13% countywide and 15% statewide]
 - 15-29 minutes — 28% [29% countywide and 38% statewide]
 - 30-59 minutes — 9% [13% countywide and 15% statewide]
 - 60-89 minutes — 37% [23% countywide and 16% statewide]
 - ≥90 minutes — 3% [3% countywide and 2% statewide]



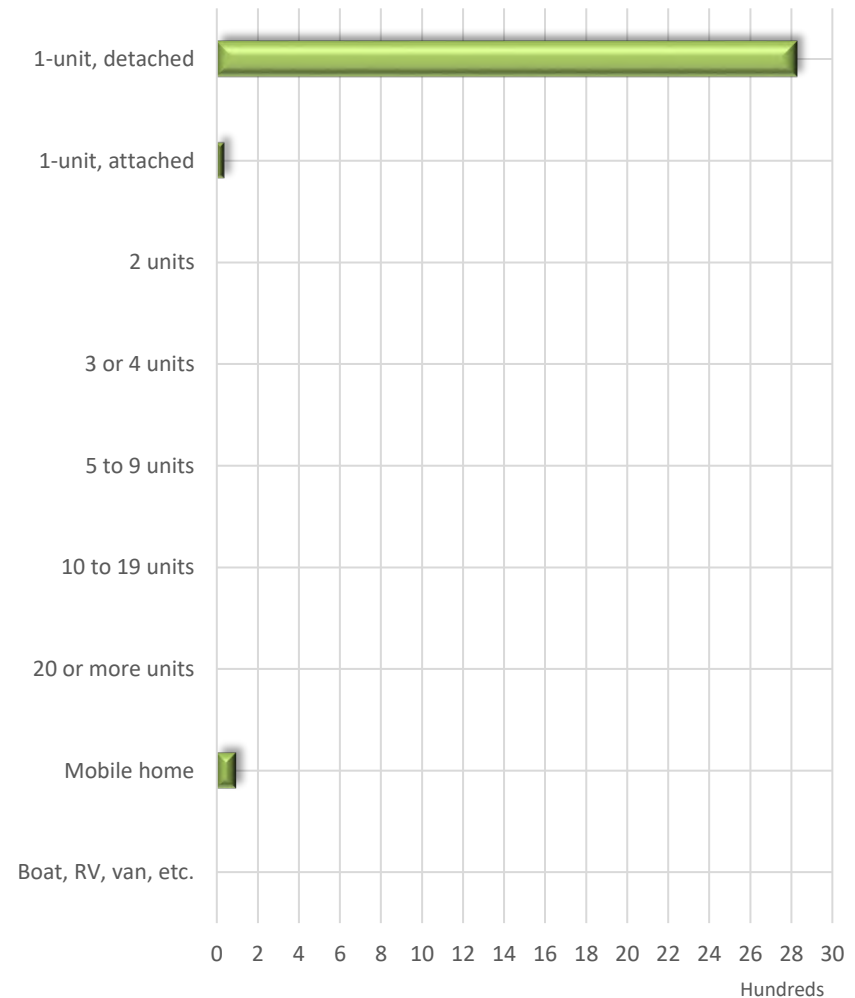
Dwellings and Vacancy Rates

- An estimated 92% of dwellings were occupied in 2017 [82% countywide and 85% statewide]
 - Owner-occupied — 87% [64% countywide and 60% statewide]
 - Renter-occupied — 5% [18% countywide and 25% statewide]
- An estimated 8% of dwellings were vacant in 2017 [17% countywide and 14% statewide]
 - Used seasonally/occasionally — 1% [5% countywide and 6% statewide]
 - Used to house migrant workers — 0% [0.02% countywide and 0.04% statewide]
 - Otherwise vacant — 7% [12% countywide and 8% statewide]



Housing Types

- An estimated 96% of dwelling units were single units [83% countywide and 77% statewide]
 - An estimated 95% of dwellings were detached single units [81% countywide and 72% statewide]
 - An estimated 1% of dwellings were attached single units [2% countywide and 5% statewide]
- An estimated 0% of dwelling units were in multi-unit buildings [11% countywide and 18% statewide]
 - An estimated 0% of dwellings were in duplexes [2% countywide and 2% statewide]
 - An estimated 0% of dwellings were in 3-4 unit buildings [2% countywide and 3% statewide]
 - An estimated 0% of dwellings were in 5-9 unit buildings [3% countywide and 4% statewide]
 - An estimated 0% of dwellings were in 10-19 unit buildings [2% countywide and 4% statewide]
 - An estimated 0% of dwellings were in 20 or more unit buildings [2% countywide and 5% statewide]
- An estimated 3% of dwelling units were mobile homes [6% countywide and 5% statewide]
- An estimated 0% of dwelling units were boats, RVs, vans, etc. [0.1% countywide and 0.02% statewide]



Housing Costs

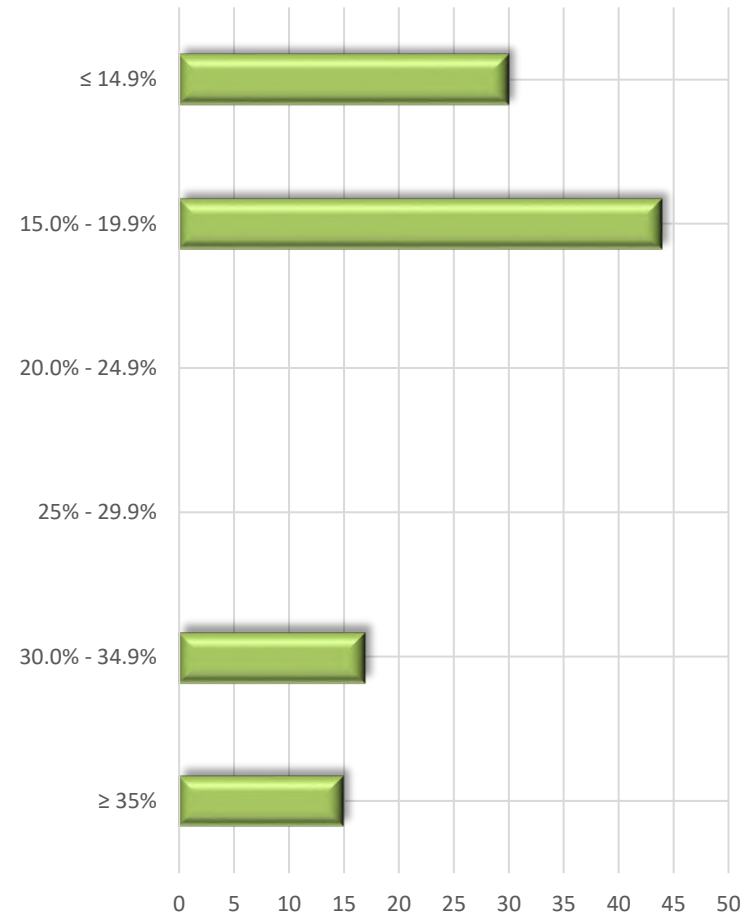
Renter occupied households equaled 5% of total households in 2017 [22% countywide and 29% statewide]:

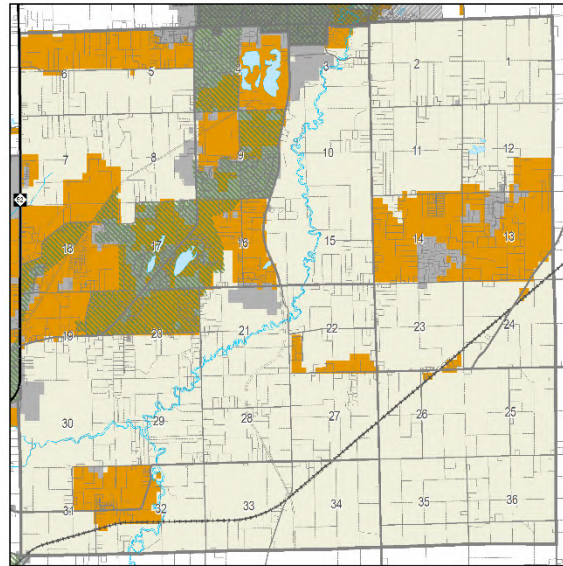
- Renter occupied households paying rent equaled 4% of total households [21% countywide and 27% statewide]:
 - The estimated median monthly rent was \$788 in 2017 [\$756 countywide and \$824 statewide]
 - An estimated 30% of households who rented spent $\geq 30\%$ of household income on rent [48% countywide and 50% statewide]
- Renter occupied households not paying rent equaled 1% of total households [2% countywide and 2% statewide]:

Owner occupied households equaled 95% of total households in 2017 [78% countywide and 71% statewide]:

- Owner-occupied households with a mortgage equaled 70% of total households [50% countywide and 43% statewide]:
 - The median monthly owner cost was \$1,310 [\$1,157 countywide and \$1,251 statewide]
 - An estimated 32% of those households spent $\geq 30\%$ of household income on housing [28% countywide and 25% statewide]
- Owner-occupied households without a mortgage equaled 25% of total households [28% countywide and statewide]:
 - The median monthly owner cost was \$422 [\$446 countywide and \$471 statewide]
 - An estimated 11% of those households spent $\geq 30\%$ of household income on housing [14% countywide and 15% statewide]

Gross Rent as a Percentage of Renter Household Income





Raisin Township Master Plan
2021 Edition

Appendix B
2020 Community Survey

Table of Contents

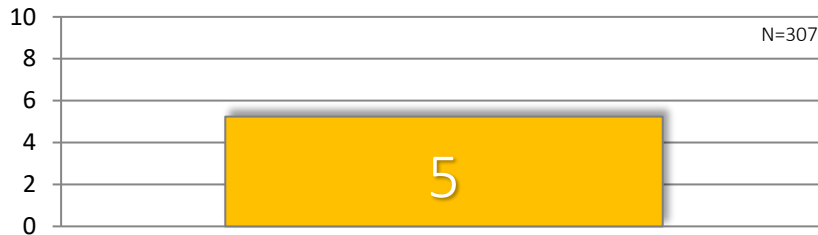
Community Character & Environmental Stewardship B-3
Residential Land Uses & Access to Opportunities B-5
Non-Residential Land Uses & Access to Opportunities B-9
Recreation & Mobility B-11
Information About You B-13
General Comments B-17

It was recognized that understanding the opinions, wants, and needs of people, who live, work, own property, and/or own a business in the Township is an important step in the master planning process. To this end, people were asked to complete and submit an online survey during February of 2020. The results of the 314 responses to the survey are summarized in this appendix.

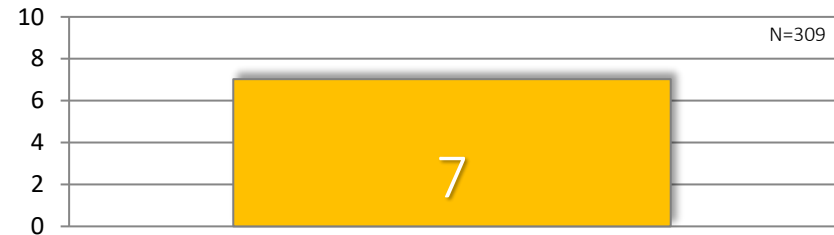
Community Character & Environmental Stewardship

Answers to the questions in this section of the survey will provide important input to Planning Commissioners when they review and refine master plan policies regarding community character and environmental stewardship. The answers to all of the questions in this section are rankings from '0' to '10' and scores of '0' to '4' = 'low support', '5' to '7' = 'medium support', and '8' to '10' = 'high support'.

How important is it to you to institute policies that limit growth?



How important is it to you to minimize development in open lands and natural areas?



How important is it to you to preserve "rural" character?



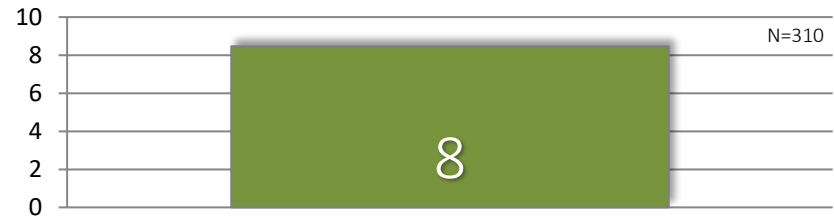
How important is it to you to preserve farmland?



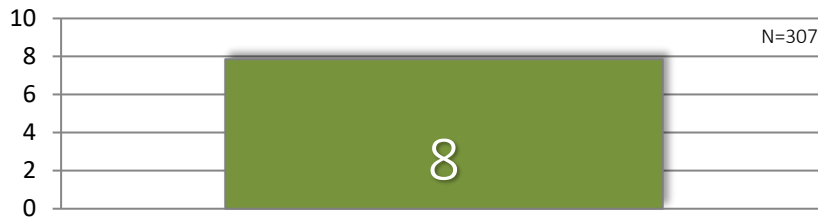
How important is it to you to preserve open space?



How important is it to you to protect natural areas?



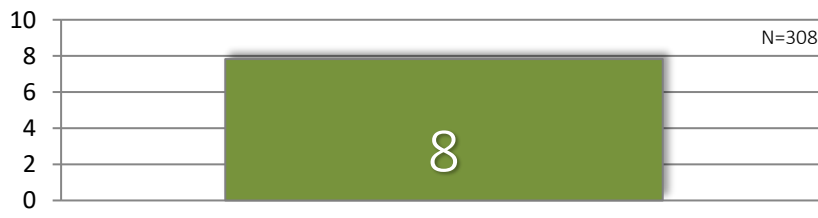
How important is it to you to protect trees from clear-cutting during development?



How important is it to you to protect private property rights?



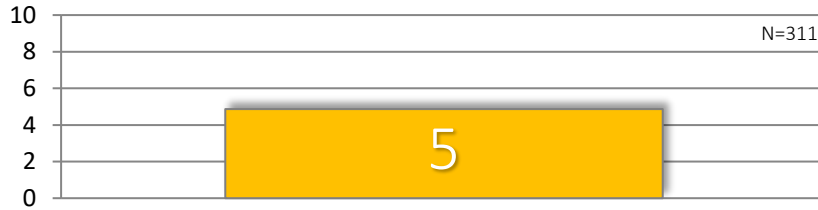
How important is it to you to enforce zoning regulations?



Zoning is intended to protect or enhance my property value.



Landowners (including my neighbors) should be able to do pretty much what they want with their land.



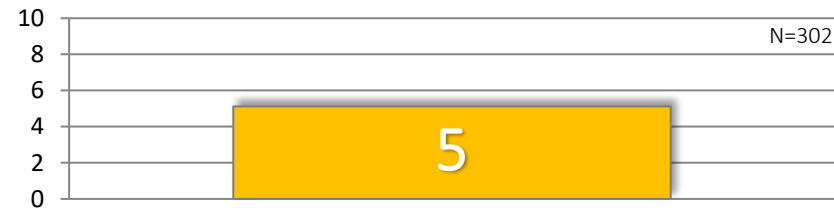
I am willing to pay higher taxes to purchase, preserve and maintain open space and natural areas.



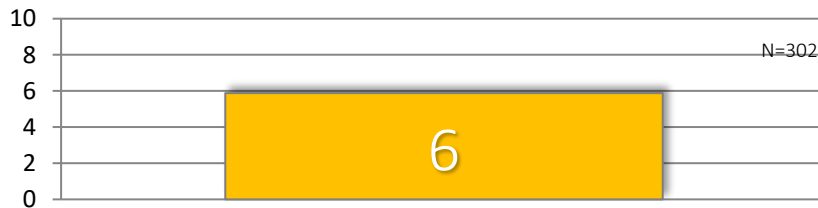
Residential Land Uses & Access to Opportunities

Answers to the questions in this section will provide important input to Planning Commissioners when they review and refine master plan policies regarding residential land uses and access to opportunities. The answers to many of the questions in this section are rankings from '0' to '10' and scores of '0' to '4' = 'low support', '5' to '7' = 'medium support', and '8' to '10' = 'high support'. Please note that major highway corridors refer to the Occidental Highway/Valley Road Corridor and Adrian Highway (M-52).

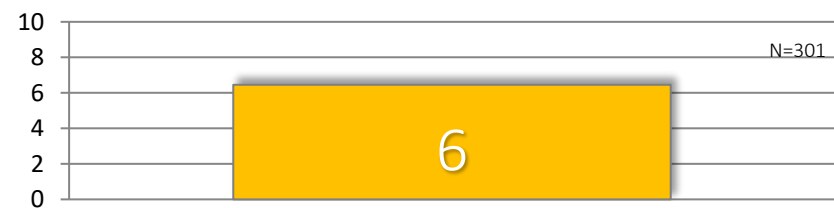
How important is it to you to permit single family residential uses along major highway corridors?



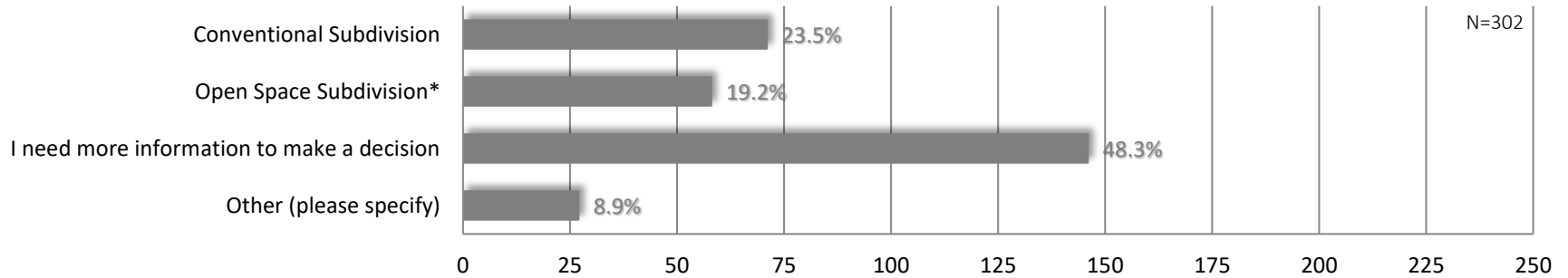
How important is it to you to increase housing opportunities for young families?



How important is it to you to increase housing opportunities for seniors?



Which type of single family subdivisions would you prefer to live in?



**Open Space Subdivision = smaller lots allowed in return for at least 50% of the subdivision set aside for dedicated open space.*

'Other'*

None, I don't like subdivisions

I like the at least half acre currently in place for the township

[Larger] lots

[I'd not] want to see [the] return of development as that during [the subprime] boom [where] subdivisions grew out of every single piece of open land such as farmland.

[All] new housing should be in [a] city setting or in [a] nucleus housing area with small lot sizes and public open space, but only near a [commercial] center.

I would not want to live in ANY kind of subdivision.

Large lot size subdivisions

I don't want to live in a "subdivision".

[I] don't want to live in a [subdivision].

I don't like subdivisions.

I don't prefer subdivisions.

[I don't] want to live in a subdivision.

I prefer to not live in, or near a subdivision.

I don't want to live in a subdivision. If I did I would purchase a house in one that suited my needs.

I don't want to live in a subdivision.

[I] wouldn't live in a subdivision.

I would like more information on what you mean by Conventional Subdivision, but the Open Space [Subdivision] sounds horrible. [No] one moves to [Raisin Township] to live on top of their neighbors. [T]hey could just get an apartment for that.

I'm not big on subdivisions. I love my country living with wide open fields.

[At] least half acre lots and [a spot that] is open for community gatherings and children to play in a safe environment

[No subdivisions.]

I am opposed to mobile home parks and modular homes set on permanent foundations and called "stick built" houses. Those [dwellings] often decrease in value, thereby impacting surrounding properties.

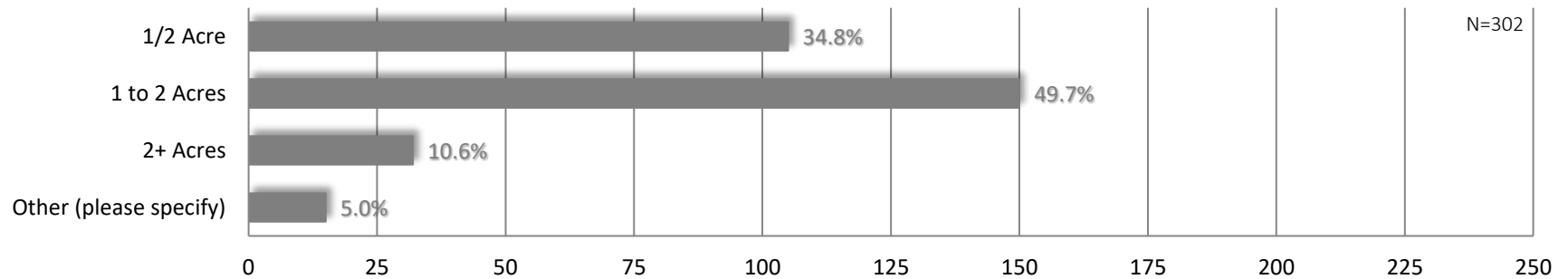
Larger lot [subdivision].

I would not prefer to live in a subdivision at all.

Acreage with houses limiting prefab housing.

**'No's, 'None's, 'N/A's, etc. were deleted.*

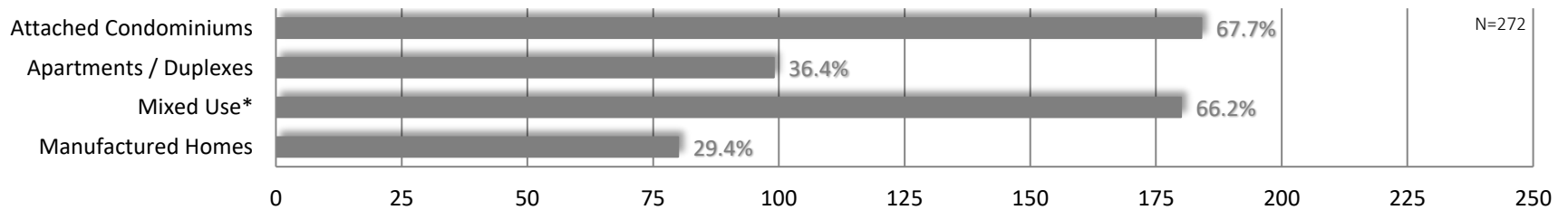
What is the preferable lot size for residential homes?



'Other'

- 1/2 to 1 acre.
- 1/2 acre up to 1 acre.
- [Less] than 1/2 acre.
- I don't care about the size of residential home lot sizes.
- 1/2 Acre to 1 Acre.
- This is an individual preference.
- I believe the lot size is [whatever] the owner wants. It should never be dictated by a city or township.
- [Varies] by location.
- Depends where the lot is located.
- 1/2 [acre]+.
- 5+ [acres].
- 1/2 [to] 1 [acre].
- 5+ acres.
- 10 acres.
- At least 4 acres.

What types of residential developments should be allowed in the Township (select all that apply)?



*Mixed Use = Housing and Commercial Development.

How important is it to you to permit condominium use along major highway corridors?



How important is it to you to permit apartment use along major highway corridors?



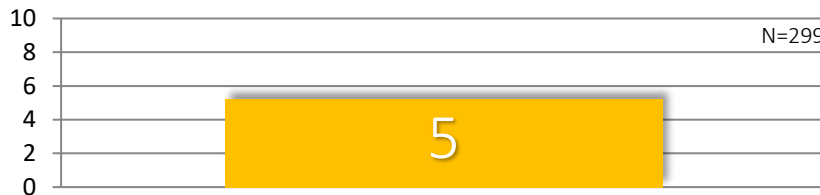
Non-Residential Land Uses & Access to Opportunities

Answers to the questions in this section will provide important input to Planning Commissioners when they review and refine master plan policies regarding non-residential land uses and access to opportunities. The answers to many of the questions in this section are rankings from '0' to '10' and scores of '0' to '4' = 'low support', '5' to '7' = 'medium support', and '8' to '10' = 'high support'. Please note that major highway corridors refer to the Occidental Highway/Valley Road Corridor and Adrian Highway (M-52).

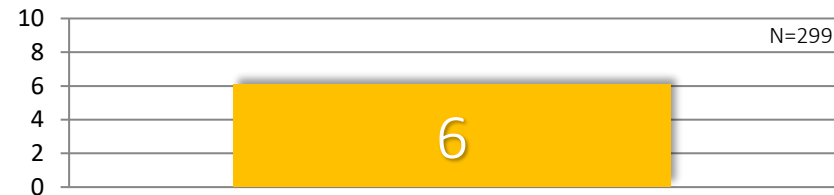
How important is it to you to create job opportunity locally?



How important is it to you for more retail development?



How important is it to you to permit medical and other professional office uses along major highway corridors?



How important is it to you to expand nearby shopping opportunities?



How important is it to you to permit commercial/retail use along major highway corridors?



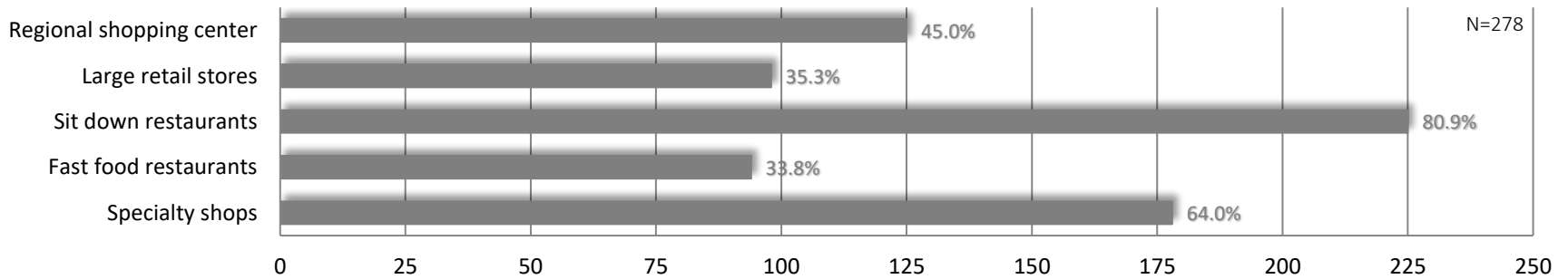
How important is it to you to permit industrial use along major highway corridors?



Industrial and commercial development should be encouraged because it contributes to the tax base.

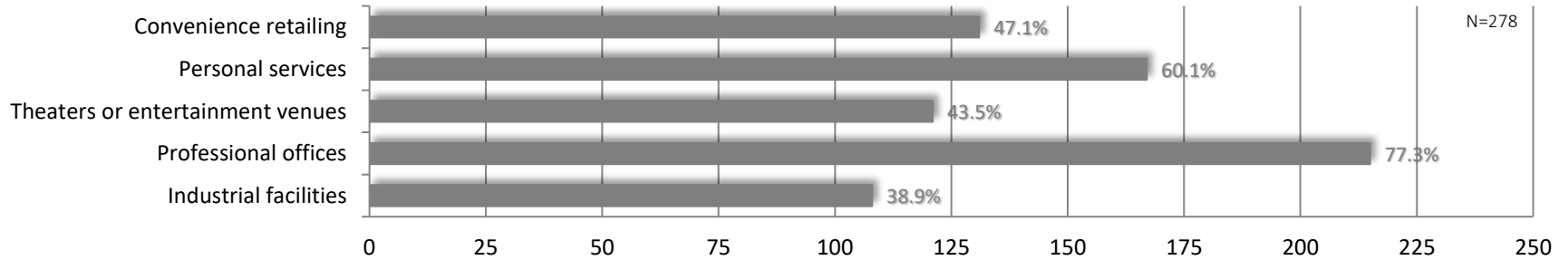


What types of non-residential developments should be allowed in the Township (select all that apply)?*



**Continued on the following page*

What types of non-residential developments should be allowed in the Township (select all that apply)?*

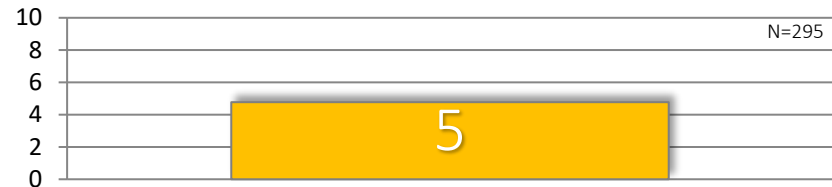


*Continued from the preceding page.

Recreation & Mobility

Answers to the questions in this section will provide important input to Planning Commissioners when they review and refine master plan policies regarding recreation and mobility. The answers to many of the questions in this section are rankings from '0' to '10' and scores of '0' to '4' = 'low support', '5' to '7' = 'medium support', and '8' to '10' = 'high support'.

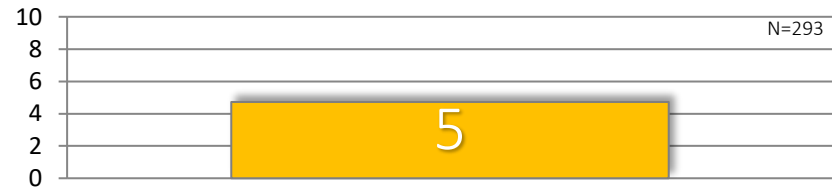
How important is it to you to build another park or other recreational facility?



How important to you is a skate park?



How important to you is additional community open space?



How important to you is a concert/event band-shell?



How important to you is additional tennis and basketball courts?



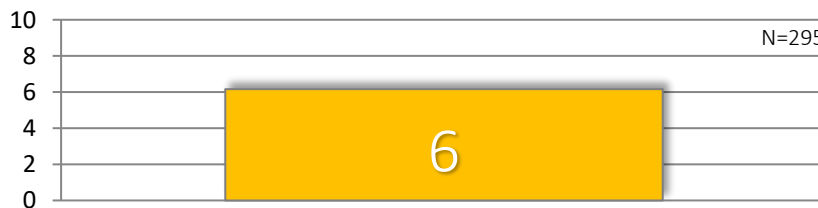
How important to you is additional developed sport fields?



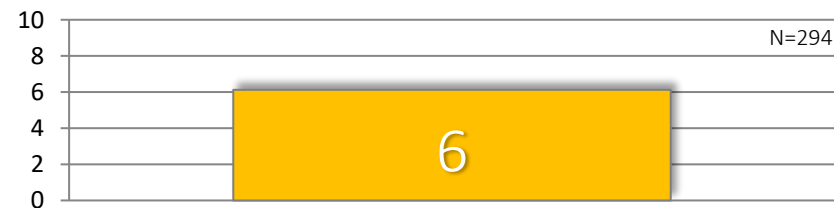
How important to you is additional neighborhood playgrounds?



How important is it to you to create a local farmers market?



How important to you is additional nature/hiking trails?



How important to you is additional walking/bicycle trails?



How important is it to you to build non-motorized pathways?



How important is it to you to create "pedestrian friendly" neighborhoods?



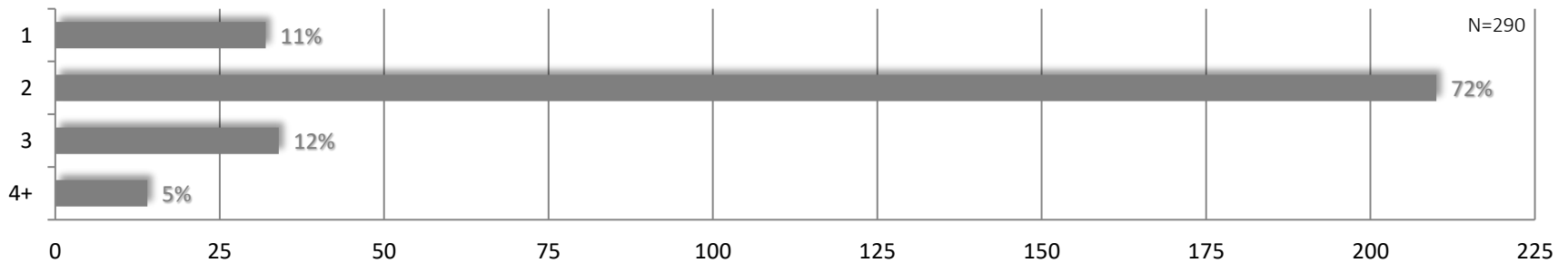
If more sidewalks and trails were provided I would use them.



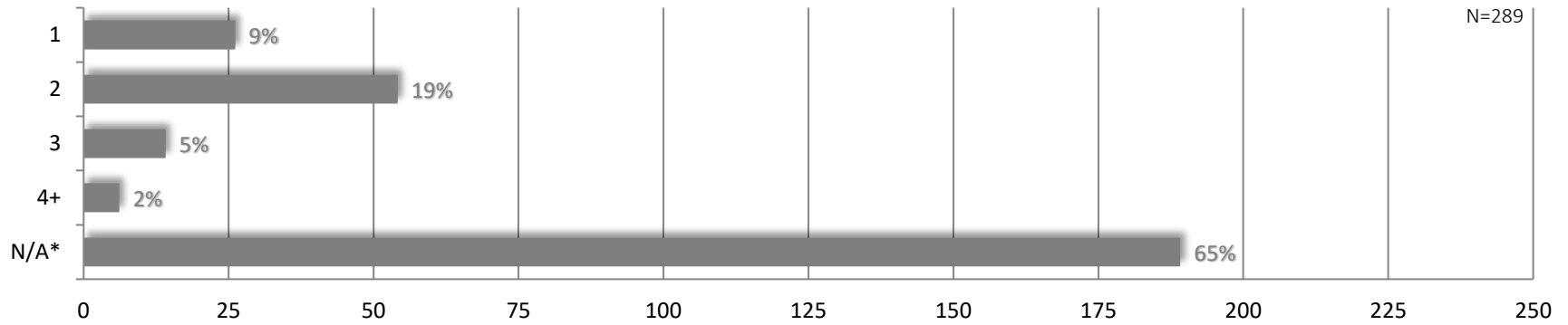
Information About You

The answers to the questions in this section will be used primarily to measure the similarities between Township residents and the respondents to this survey.

Number of adults per household?

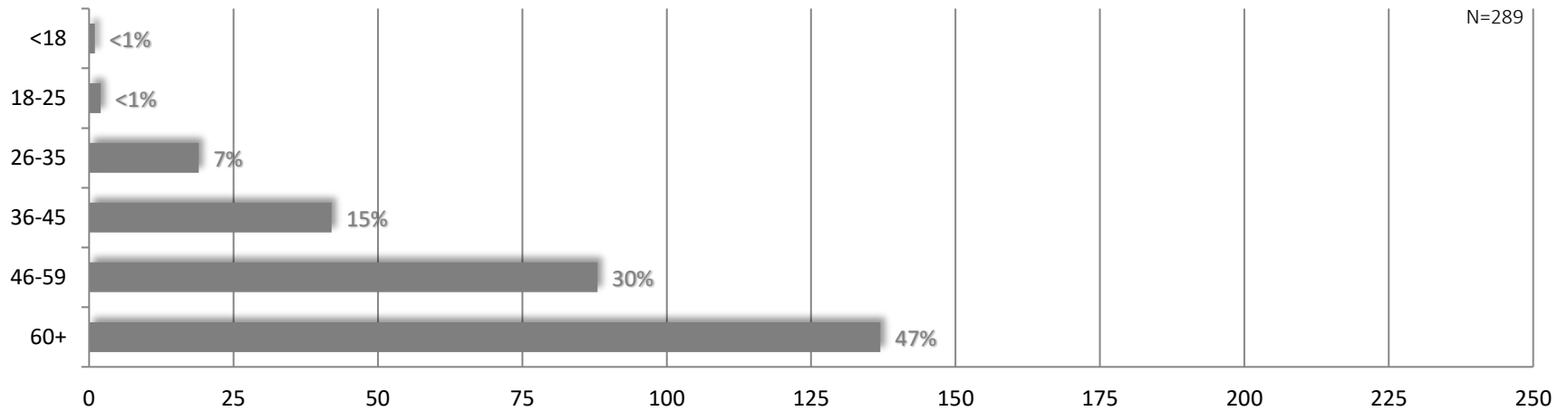


Number of children per household?

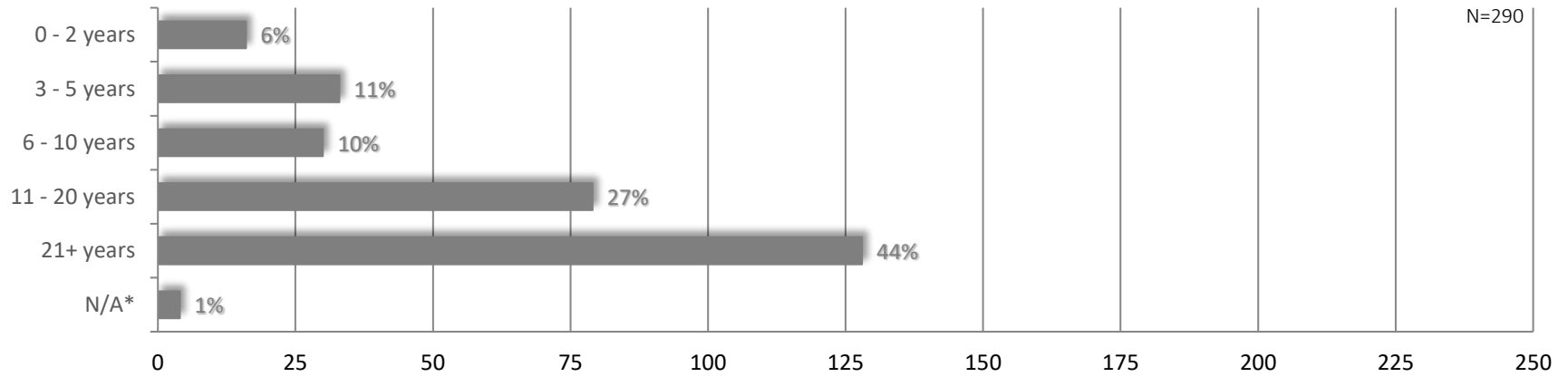


**We currently don't have children living at home.*

What is your age category?

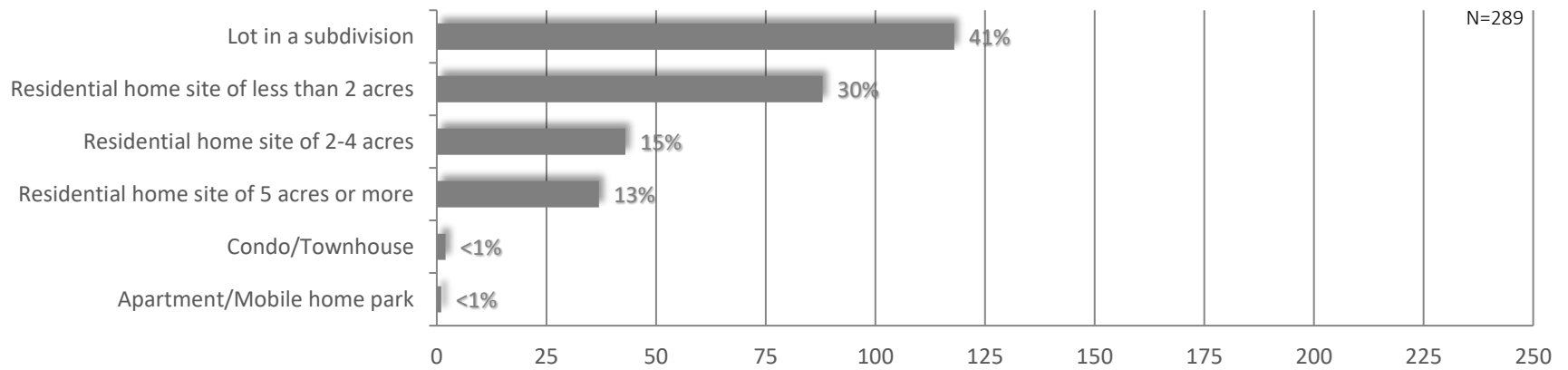


How long have you lived in Raisin Charter Township?

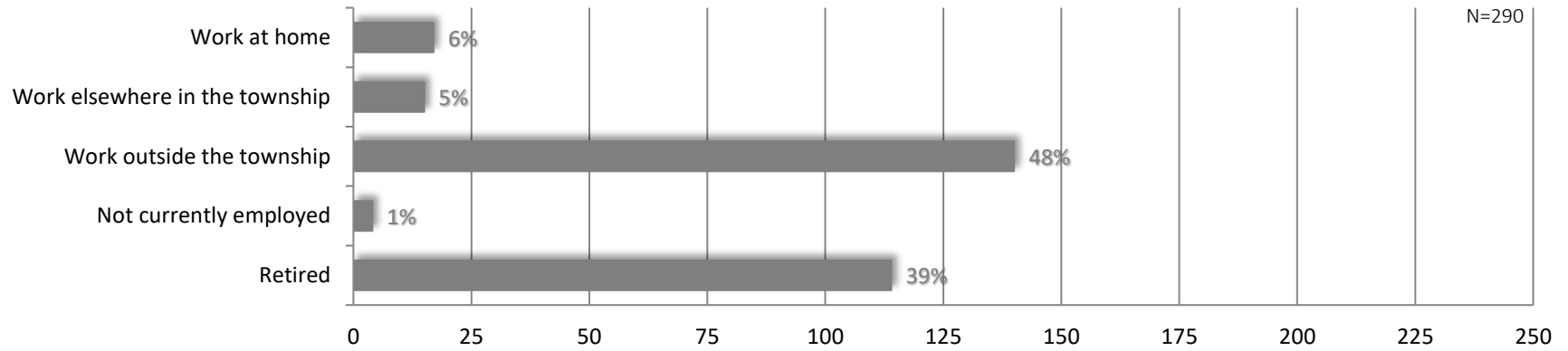


*N/A = I do not currently live in Raisin Charter Township.

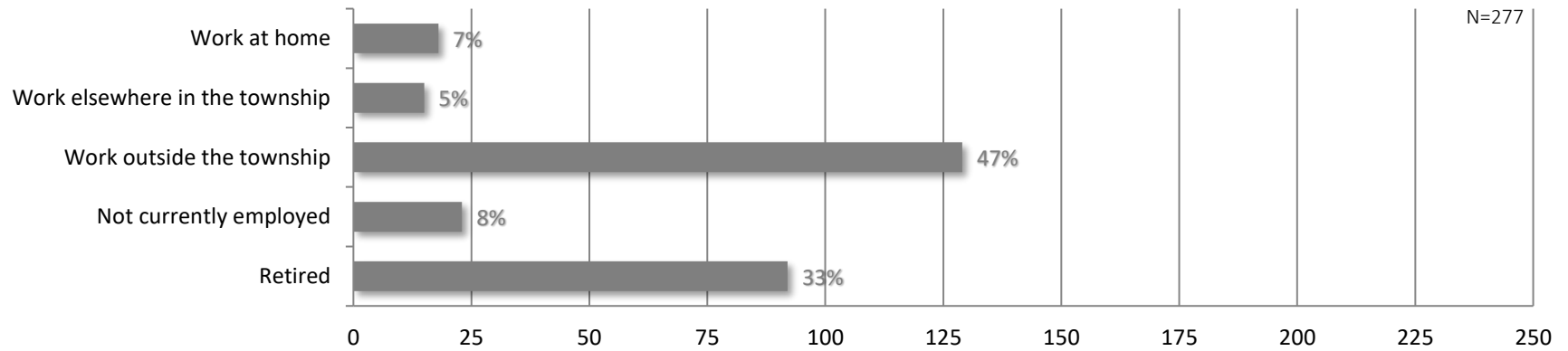
Describe where you currently live.



What is your employment status?



What is employment status of other household adult?



General Comments*

Good luck with your study.

Do not like what the new hospital is bringing to our peaceful area

A lot of these questions were leading to a predetermined result. I would not use this survey for planning purposes. You need to hire an independent third party to run these surveys and your planning process.

My husband is handicapped and has to use a wheelchair when we go out, it would be great to have some place where we can go spend time outdoors with our kids/ grandkids (when we have some). He is limited to what we can do outside of our home due to his disability.

Thank you for the opportunity to express my opinions. When opportunities arise that would increase our tax base I trust, and urge you to proceed cautiously. Please keep us advised and thank you again.

Can we get the trees trimmed regularly at curve where Oakwood turns into Laberde [Road]? They are never trimmed and it is hard to see if people are coming if you are turning left onto the dirt part of Laberde.

[Commercial]/retail business are not likely to bring tax revenue because they would likely get a tax break to come her in the 1st place. [Commercial] retail/ doctor offices, etc. would be welcome near the new hospital. I'm not fond of industrial being added to Raisin. Tecumseh has a whole industrial park that is empty, and there is nothing happening at the old GM plant. Farm Markets are available in Adrian, Madison and Tecumseh. I don't see need for it in Raisin. The Kiwanis Trail provides plenty of walking/biking paths; more are not needed. There are safety issues with the paths that most people don't know about or want to talk about. I don't recommend [being] alone on them. We have Heritage and Mitchell Park, so I don't see need for more parks/ballpark type stuff. A band shell would be nice somewhere. If sidewalks are preferred in subdivisions, the developer of the sub. should have been required by Zoning to put them in when developed. Zoning ordinances are ignored now by the township. I don't see them being enforced in subdivisions or other places where properties are a mess.

Confused on skating question. Is it referring to ice skates or roller blades?

Our subdivision roads are in worse than terrible condition. For 36 years we have been promised new roads in Coachlite Subdivision. Nothing has been done to show for our years of taxes. Patching holes deep as the ground surface below is of no improvement. Repairs last minimum of weeks. We feel cheated and angry, especially when the amount of taxes collected over the past 36 years would have solved the problem long ago. all the while watching Gove subdivision have their roads improved twice.

We love our rural location! Not nearly as rural as it was 38 years ago when we moved here, hate to see it change any more.

We enjoy the township the way it is. We are close to shopping, entertainment, restaurants, medical care etc. in both, Tecumseh and Adrian. No changes should be made.

Hoping that a solution for Coachlite subdivision road repair is found soon! Have you seen it lately?

Need high speed internet availability!

I would like an update on the proposed bike trail through my front yard.

[K]eep green space, limit low income housing.

Need jobs that really pay so that we do not have to travel to Ann [A]rbor daily for over 26 years..

Love the area, don't want it over developed but it does need more shopping, trails, and job opportunities.

We enjoy the baseball fields and areas for kids. Would like to see new park equipment and parking options

We are interested in zoning protecting quality of life for residents. We're not excited about a lot of township regulation of households and lots, but more about controlling larger levels of pollution, noise, etc. I tend to think - do your thing on your property, so long as it doesn't cause me to suffer seriously. More preservation of natural areas, as development happens, is key.

A number of years ago there were concerns about groundwater quality for wells. It was said to be less than great then but at the same time, some large new subdivisions were allowed to be built. Is there research going on that can have input on whether Raisin Township should even be getting bigger because of well water considerations?

I moved here to enjoy a peaceful country lifestyle. I'm also really upset that I will have to move now because the property taxes are EXTREMELY high. No benefits that the township provides (recycling/trash removal) [...] just high taxes and special assessments to our property.

[I] moved here for the open space and country feel. [T]here is shopping and restaurants nearby. [I] would hate to see Raisin [T]wp. lose that rural aspect.

Good internet is the number 1 concern that I hear from people looking to move to Raisin Township. With Frontier discontinuing service, this is a huge issue.

[No] roundabouts light and turn lane would be better

I would highly recommend making roundabout at Occidental and Sutton intersection to allow safe crossing for parent[s] who go drop their kids to school on Sutton road. [T]hat intersection is very scary and sometime blinded by cross traffic.

Wait until the hospital is up and running before zoning property on M52. Traffic data should indicate any reason for commercial or private use.

Thank you for giving us the opportunity to express our views on development. Good idea.

Please stop figuring ways to increase our taxes. We already pay more than our share.

No solar panel development on farm land or open fields. People live in the country for a reason. They love their open views of wildlife and crops.

Want my road paved in [Subdivision]. Osburn Sub has been here for over 50 years and never been resurfaced. Taxes have been paid [a long] time and this subdivision should get resurfaced.

I believe the taxes that the residents in Raisin Township are too much for what you getting in return. Homes are way over assessed and is driving people to look elsewhere because of this. Now it appears based on these questions that someone wants to change the dynamic of Raisin Township? At what expense is this going to cost the taxpayers?

We live on Crestone Way and would like a speed limit enforced because people often use our road as a cut-thru and speed which is scary given the number of children in our area. We would also like to explore the possibility of street lights. With no sidewalks or street lights, it can be very difficult to see pedestrians walking their dogs, riding bikes, etc.

This survey needs more comment sections, its inconvenient to write everything I need to say at the end.

Road maintenance is very important- and has not been properly maintained- such as Raisin Center.

BAND SHELL WOULD BE NICE, BUT REALLY HOW MUCH USE IS IT GOING TO GET. I THINK EVERYONE AGREES WITH GROWTH , BUT WITH THE [CAVEAT] " NOT ON MY AREA" PLAY SPACES ARE OK BUT TO BE FAIR , WHERE?

The survey was disappointing. It did not ask about township fiscal responsibility; keeping to a budget, saving for future commitments (example - maintaining subdivision roads) or the cost to the township/taxpayers to support the restrictions in the development plan.

[Just] build on the same park area, no need to add. [Build] along 52 that will help pay for the roads. [No] new taxes. [To] save money, fire the manager, I will do it for free.

Consolidation of services should be the theme to save money. Shut down the police department and contract with the Sheriff Department on peak days/times. Continue contracting with LCA for transport services and have the fire department respond only as needed per call and not have the station staffed if this practice is currently being utilized. Continue to maintain roads on a constant [basis].

We would love to see more connected walking/hiking trails and are very hopeful that Kiwanis will be able to continue their trail through the township. We would also very much like to see more shopping (retail and especially grocery!) choices in our township since the city of Tecumseh seems to prefer to not allow any. We definitely prefer to shop local and would like to spend our money here as opposed to always going to Adrian or Ann Arbor.

Some of the questions are worded in a confusing way and I feel like the answers could be misinterpreted to mean several things.

I am concerned how development will impact our wells. I also do not want to see the township giving tax incentives to businesses in exchange for jobs.

Would really, really love to see a bike and pedestrian path into town.

We live in Sherwood Meadows. When we bought here we were presented with neighborhood bylaws that would help keep our neighborhood looking nice. These bylaws are ignored and there are many violations resulting in trashy looking properties. I would like to have the standards enforced as presented to us upon purchase.

A lot of questions are near the same, some are not explained real well.

I was hoping the survey would ask about water/sewer - especially sewer - which Raisin needs to do something about!

When bringing an issue before the board, ALL should be treated equally! There should be NO partiality shown to the board's friends, family, community workers, etc.! Also, subdivision roads count, too. We, too, pay taxes and when our roads fall into disrepair, our property values fall. This is not in the best interest of the township. Please give these issues SERIOUS thought and consideration! ALL people matter! Thank you.

There should be [] something in the books where [you] can't grow more than a certain number of marijuana plants in a residential neighborhood because of the smell!

I would encourage the Township to explore mixed-income housing developments and to do what you can to encourage affordable housing options, while still keeping landlords and developers accountable.

I appreciate the attempt to gather information. I would love to see the [Kiwanis] trail extend through the pit to town, that would be a very cool and connecting project. Also our roads should be nearly perfect in the township.

I love the township how it is. Solar panel farms, developments, densely placed homes are not what I want for my home. I will gladly pay more taxes to keep it how it is.

No windmills! No [roundabouts]! Use timed (eye monitored) stop light.

People should be able to choose where they live and what type of home without township or government interference. Raisin is more for residential. The problem is townships will bring in big businesses and give them a tax break or tax exempt and then it doesn't bring in any extra money for the township. Wacker for example has hundreds of trucks in and out on our roadways do they pay a decent tax for use?

I believe any industrial growth should be allowed with responsible tax assessments, no tax abatements. They make big profits at the [expense] of the tax payers. Blighted areas such as trailer parks and disused [businesses] should be held to the current ordinances before making new ones. Taxing property owners for road repairs based on tax ID numbers is a sham especially when no dwelling is on the property being assessed. It would be nice to see something like [an] indoor ice/sport complex in our township as no other neighboring townships have one, therefore I feel it would be in higher demand.

We need better internet! Please apply for the grants currently available from the federal government.

Please keep Raisin Township a rural area. If I wanted to live in town I would live in town.

What about water and sewer hookups?

My family would love to see a grocery store, restaurants, and shopping nearby.

I would like to see the river cleaned up to promote kayak and canoeing. Need access to the river too. Think about adding solid walls in tennis courts. These permit solo tennis play along with wall ball for the excellent lacrosse programs we have for youth and high [school students]. Let employers use the township electronic sign board to advertise open positions.

Affordable housing for young people and retirees should be a priority.

Need to have a master plan to include emergency and transport services.

[Until] tax money is used properly to keep up roads and other infrastructure there is no need to put in parks or subdivision that will [waste] more money.

We need better road repairs in Raisin [Township].

The township needs to do a much better job on subdivision road repair. Their priorities are not in the main interest of a majority of residents. The FIRST priority of ANY roads funds should be to tar the cracks on subdivision & township roads. This benefits township residents in many ways. It STOPS or DELAYS further deterioration thus saving the township’s residents money. The longer you put off repair & maintenance the more it will cost the residents in the future. SECOND, the \$95 per PARCEL is the safe solution for the Township leadership, where a bold position is what the residents need. We all understand this was a political decision because it has been done twice now rather than the obvious and more effective decision for the residents. Don’t take my opinion. [If] you didn’t know that road repair & maintenance should be part of the Raisin Charter Township Master Plan why weren’t there questions on the survey addressing that subject in detail like the others were. It is obvious to the residents of the township what the thrust of the survey is. You can not address the issues you have on the survey without addressing road maintenance and repair issues. The lack of questions on road repair subject speaks volumes. Are you afraid to propose a millage increase to solve the road issues? Are you afraid what the public’s INITIAL response would be? You could have received that via questions on this survey. What are you afraid of? Maybe the residents don’t see the problem of deteriorating road conditions, maybe they do! You’ll never know because you chose to leave those questions off the survey. I would like to state for the record that I support a tax increase (millage) to bring the township’s road conditions to the level it needs to be. I have held this position since I moved here in 2008. I would like a response to the issues above I have raised. I have provided my contact information below. Thank you for your survey and your time in response. [Contact information was redacted.]

More paved/unpaved bike trails

The federal government levies taxes for their purposes. The state government levies taxes for their purposes. The county levies taxes for their purposes. And then there is the township. A bunch of people who want to destroy the country side by bringing more people here so that they can make more money by raising taxes for their purposes.

[Enforce] , subdivision rule of having ditches/drainage in front of houses so water has some low areas to drain into [...] having water sit on the roadway ruins the pavement.

I want to be able to have pets and not be [threatened] to be put in jail because my dog barks. I do not want to live in the city. I would like to remain living in the country with no noise [ordinance]. I would like the police to protect me and not the criminals and the haters.

Walking/Jogging and bike riding down [O]ccidental is very dangerous and I would love to see safer options available.

Anything to make the township more pedestrian friendly, I'm in full support of.

I would like to see a chain grocery store on M-52.

I’ve lived in the township for 15 years having moved here from a downriver city that had experienced a rapid growth spurt. It took [a while] to get used to not having immediate access to shopping, grocery stores, movie theaters, etc., but with the close proximity to Ann Arbor and Toledo we have, I have that access if I want it. I love the peace and serenity where I live, so much so that I have no desire to live in an urban area again. To me, the biggest draw of this area, is what we don’t have...urban sprawl, and I’d like to see it kept that way.

Moved here from a busy city. Don't need urban sprawl taking over the township.

Rural areas need better and reliable internet/cable/phone connections.

We need to prioritize the preservation of farmland and natural areas over increasing development. It is important that our township keep its rural character.

The more we can bring to this township the better. I think with the hospital coming to the area we need to have more things for people to get involved with including [...] housing, retail, parks and entertainment. Raisin [Township] is located between two great cities, Adrian and Tecumseh, which is a great place to live. Let's make it more attractive.

TOO MANY OLD FARTS IN THE TOWNSHIP [...] MAY BE HARD TO CHANGE ANYTHING. SUPERVISOR IS DOING A GREAT JOB COMPARED TO SOME FORMER SUPERVISORS.

[Parks] cost to [much] money to maintain for the people in the city to use.

[The] questions about open spaces in the first section did not have examples of [what] was meant by the question. I lived in Germany for 3 years and have a very different view of how communities should be organized. [The] continuous reference to the major highway indicates that only vehicular traffic is of interest and that bike trails are only for recreation. I would like to have an audience with Dale Witt or others to explain my answers. [Contact information was redacted].

[Keep] up the good work.

I am a commercial business owner in the township. [Although] the taxes are less per \$1,000.00 I feel that the assessments of the properties are not [in line] with surrounding communities that offer much more to the business owners. I would ask that this be taken into consideration when trying to attract more businesses to the twp. Yes, the taxes are less per \$1,000.00 however the high assessments make owning a business in the [Township] cost more [than] in surrounding towns.

This was a very good survey that addressed a lot of different issues. In general I support more economic development but this should be balanced with nature preservation and recreation areas.

I think [a] traffic circle on Sutton [Road] and Occidental [Highway] is a huge mistake. Semis are going to love that, not. Will not help traffic flow. And it will increase noise pollution which is already horrific and needs to be controlled. Ask [residents that have lived] there 25 plus years. I know this intersection. Engineers have it all wrong.

After living in this area for over 15 years, we have become accustomed to driving to get to many places. I do not want to see any more convenience stores. I would like to see more availability to outdoor things and opportunities for kids to play outside. To generate the revenue to provide those additional things I would agree with more industry.

The agricultural community should not have to carry all the tax burden for additional services for subdivision dwellers! Please keep our farmers in mind!

My daughter is [an EMT] fire for [Raisin Township] I would love for her to grow her family here. More shopping would be great

Enforce current ordinances to keep the township looking clean. [Too] much junk around

There needs to be more blight enforcement. Drive by [lots] of junky yards and abandon vehicles. We pay for the inspector to do his job and enforce ordinances.

Better response time of ambulance

[B]an burning in subdivisions

It would be nice to have environmentally safe employment available in the area to that has good pay to allow residents to work where they live.

Why this survey? People living in open areas like it that way. That is why we purchased property here.

We need a name brand grocery store, other than Busch's on the north side of Adrian.

It's an OK place to live. Thinking of leaving the state.

I see a Lee Villa [semi-truck] cab has been parked for quite some time, on Sutton Rd at the entrance of a paved subdivision currently without homes built. PLEASE DO NOT ALLOW LEE VILLA TO TURN THAT AREA INTO ANOTHER TRAILER PARK!!

Just don't build a trailer park in the undeveloped land at Green Hwy /Sutton Rd

Thanks

Help support an indoor ice arena. Adrian's has been so successful and busy.

Good Luck

Please preserve the rural farmland and small town appeal of Raisin Twp. We moved here for the open land and to be away from strip malls, Walmarts, and high traffic. For [heaven's] sake, no more Dollar General stores!

It is very important to us to keep the rural areas in the township. Limit the number of prefab houses and keep the number of new houses down to having to have acreage to build. Not jamming in as many houses as possible in [a] small area

I am for the idea of [commercial] development along the M52 [corridor], but not Occidental Hwy. I like the idea if added parks, trails, parha [sic], bikes but not at an added tax.

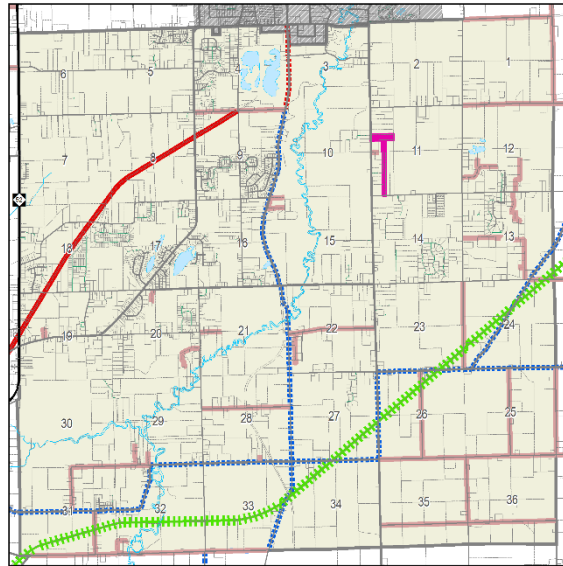
A bike path from the subdivisions to the schools and Mitchell park would be phenomenal! I would help with that project! They [are] so close, yet too dangerous to walk or bike to. It would really improve the township feel!!

Would love another grocery store in the area.

We need more opportunities for shopping, entertainment and upscale restaurants between Adrian and Tecumseh. Those establishments in both "cities" are lacking to say the least. If you continue to stop the growth of this area, we will continue to shop in Ann Arbor and/or Toledo. We need choices in order to spend our money locally. New businesses will shore up the tax base by bringing more people to the area and keeping them here.

Would welcome water and sewage services.

**'No's, 'None's, 'N/A's, etc. were deleted.*



Raisin Township Master Plan
2021 Edition

Appendix C
Mapping

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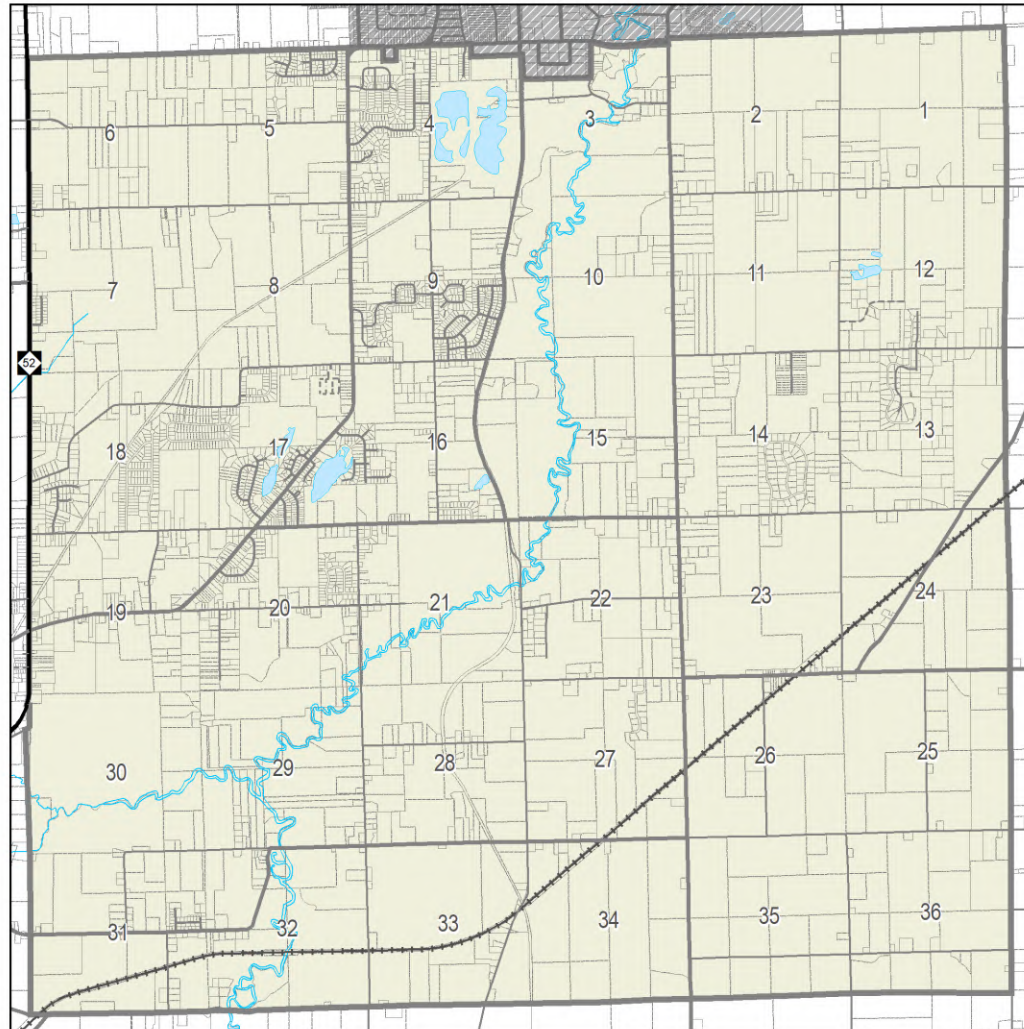
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LEGEND

PARCELS AND MUNICIPALITIES

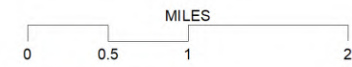
- PARCELS
- RAISIN TOWNSHIP
- CITY OF TECUMSEH

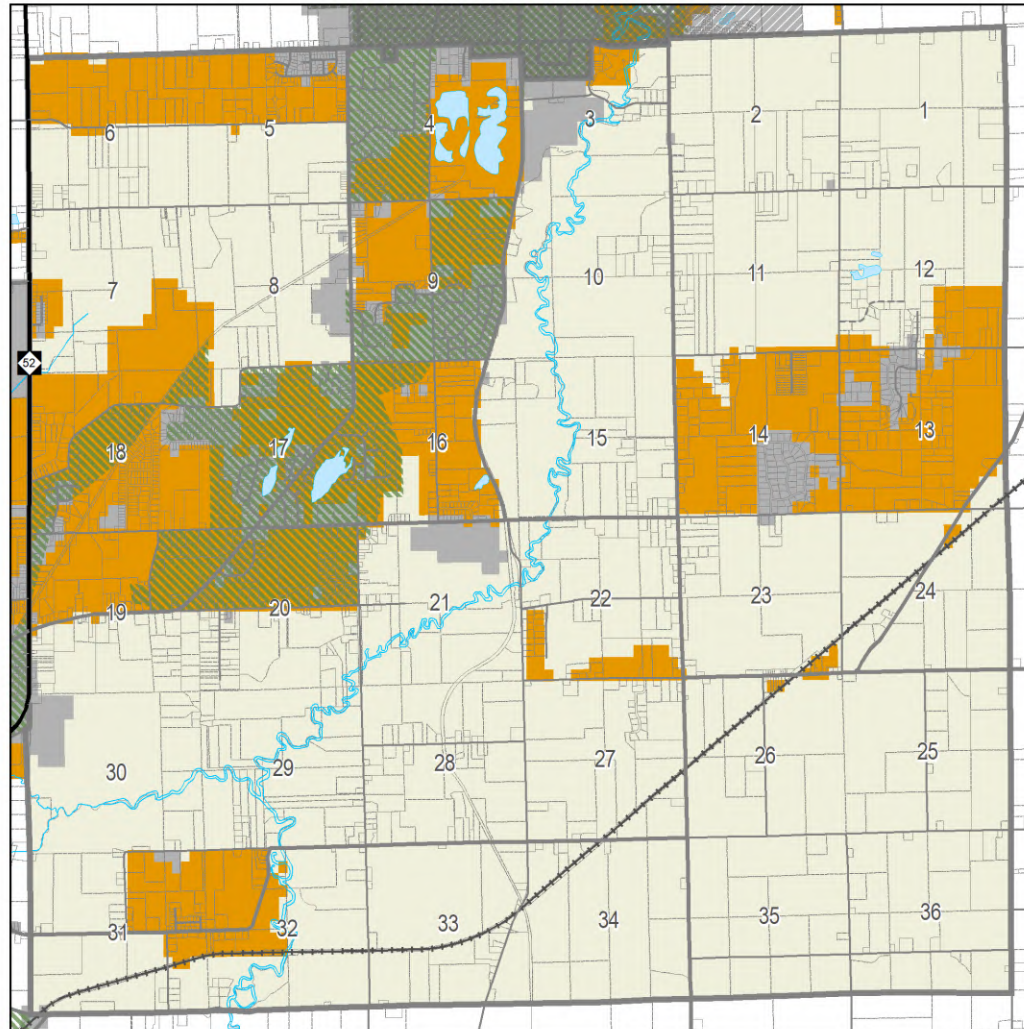
TRANSPORTATION

- STATE HIGHWAYS
- COUNTY PRIMARY ROADS
- COUNTY LOCAL ROADS
- PRIVATE ROADS
- RAILROADS

HYDROLOGY

- RIVERS AND STREAMS
- LAKES AND PONDS








 2021 MASTER PLAN
URBAN AND RURAL AREAS


LEGEND

CENSUS

 ADRIAN URBAN CLUSTER

AFT

 URBAN AND HIGHLY DEVELOPED

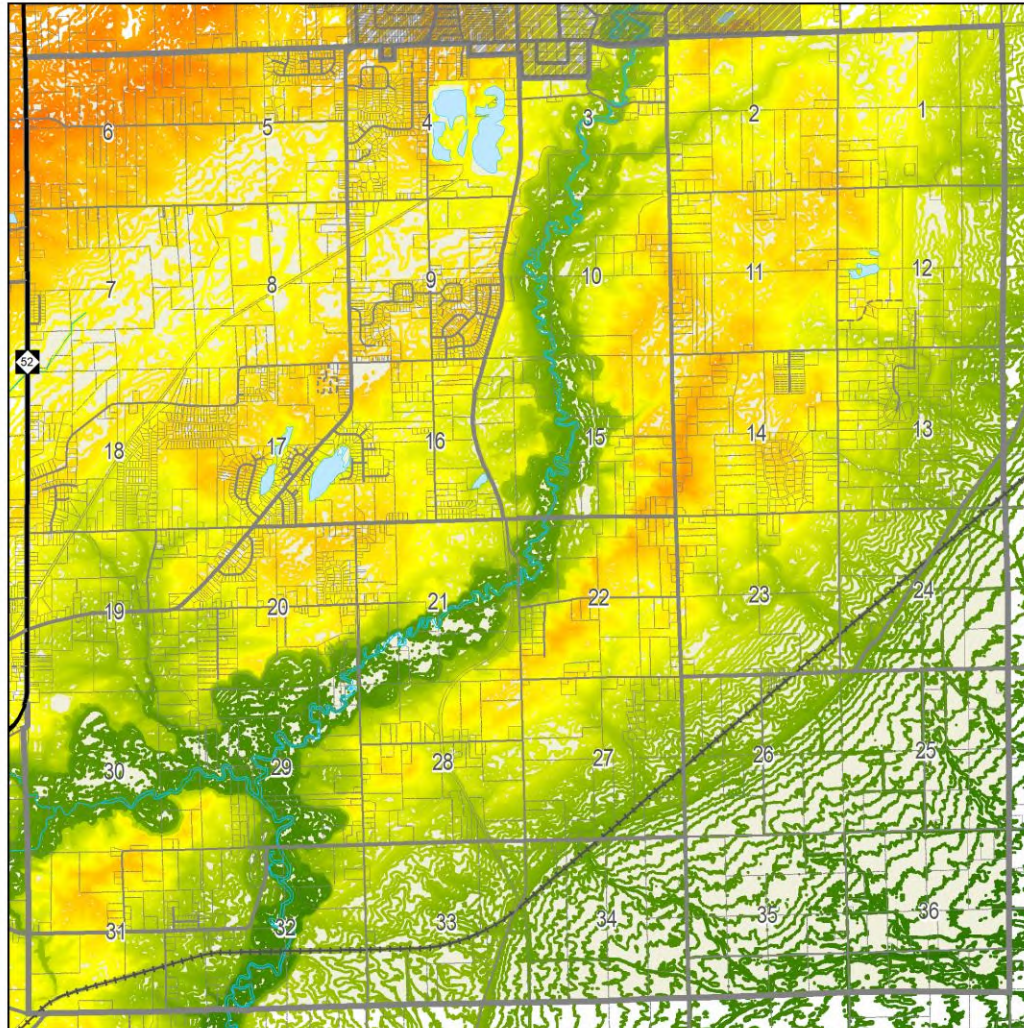
 LOW-DENSITY RESIDENTIAL

NOTES AND DATA SOURCE

THIS MAP DIFFERENTIATES BETWEEN URBAN AND RURAL AREAS, INCLUDING LOW-DENSITY RESIDENTIAL. THE U.S. CENSUS BUREAU DEFINES AN URBAN CLUSTER AS A DENSELY SETTLED CORE OF CENSUS TRACTS AND/OR CENSUS BLOCKS THAT MEET MINIMUM POPULATION DENSITY REQUIREMENTS, ALONG WITH ADJACENT TERRITORY, CONTAINING 2,500-49,999 PEOPLE. THE AFT DEFINES A LOW-DENSITY RESIDENTIAL AREA AS U.S. CENSUS BLOCKS WITH AVERAGE ACRES PER HOUSING UNIT BELOW THE 10TH PERCENTILE FARM SIZE IN THE COUNTY. GIVEN THAT THE AFT DATA WAS GATHERED AT A SCALE FAR GREATER THAN RAISIN CHARTER TOWNSHIP, IT SHOULD ONLY BE USED TO IDENTIFY GENERAL AREAS RATHER THAN APPLIED TO SPECIFIC PROPERTIES.

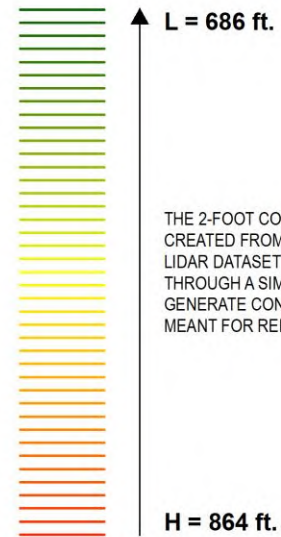
THE LAND USE DATA IS OWNED (AND WAS DEVELOPED) BY THE AMERICAN FARMLAND TRUST (AFT) AND CONSERVATION SCIENCE PARTNERS FOR THE FARMS UNDER THREAT PROGRAM (AS DIRECTED BY THE AFT).





**RAISIN
CHARTER
TOWNSHIP**
2021 MASTER PLAN
TOPOGRAPHY

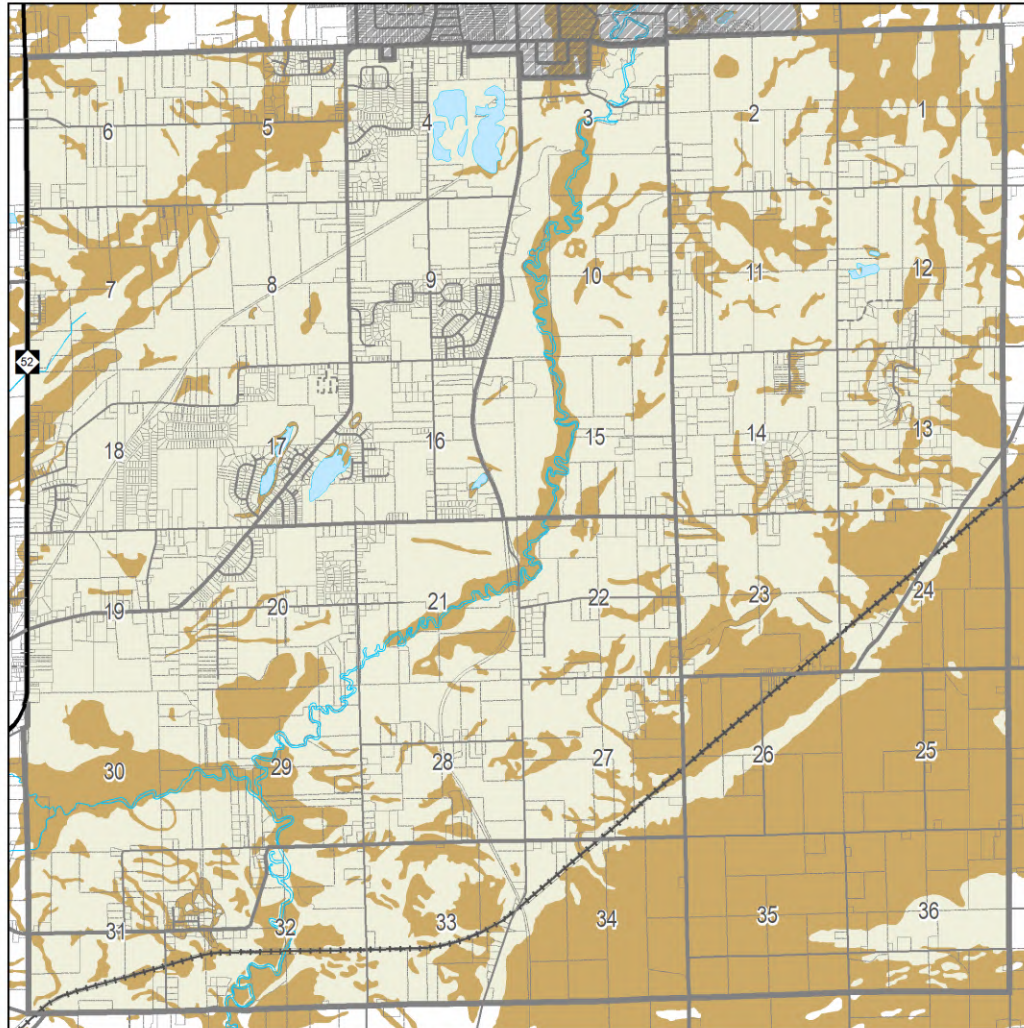
LEGEND



THE 2-FOOT CONTOUR LINES WERE CREATED FROM A MODIFIED USGS LIDAR DATASET THAT WAS PROCESSED THROUGH A SIMPLE ARCMAP TOOL TO GENERATE CONTOURS AND ARE ONLY MEANT FOR REFERENCE.




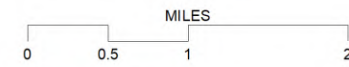
Region 2
Planning Commission

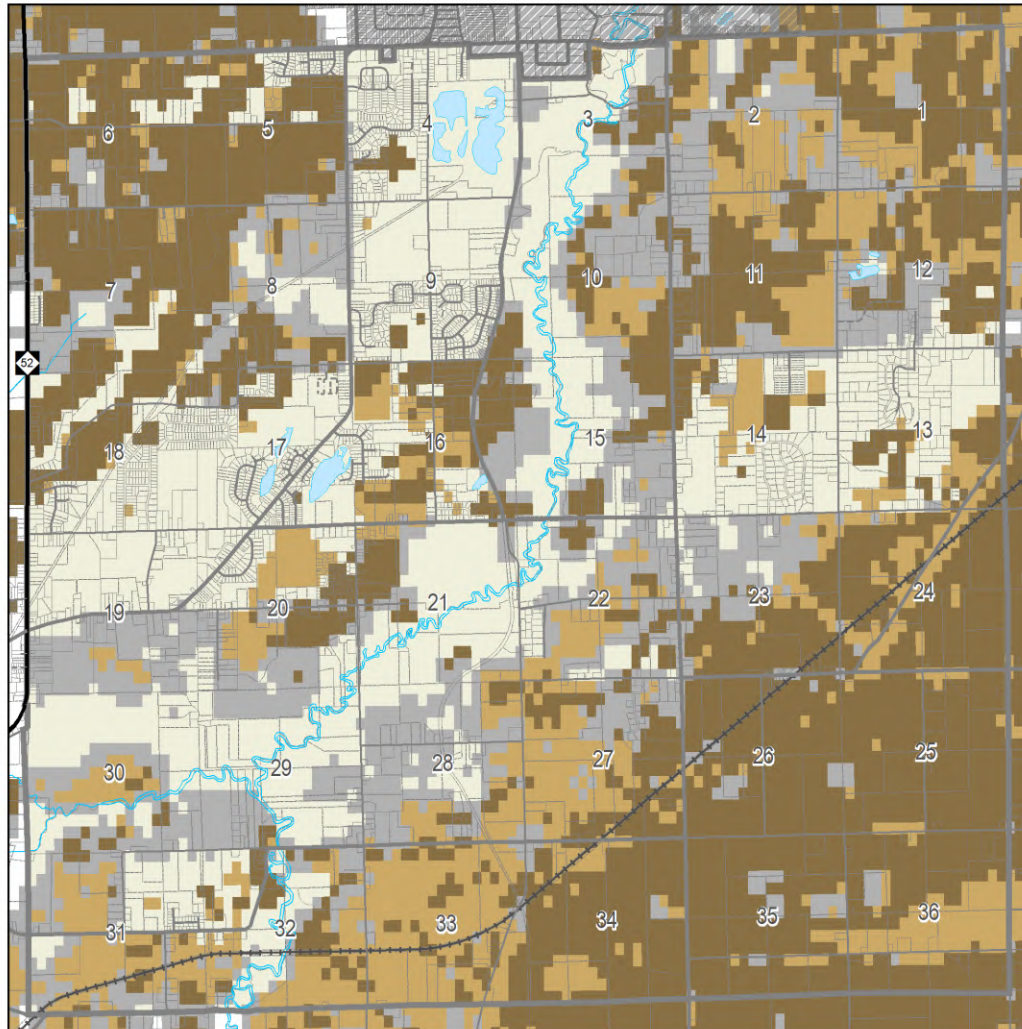


RAISIN
CHARTER
TOWNSHIP
2021 MASTER PLAN
**AGRICULTURAL
PRODUCTIVITY**

LEGEND




 MOST PRODUCTIVE AGRICULTURAL SOILS






 2021 MASTER PLAN
QUALITY OF AGRICULTURAL LAND

LEGEND

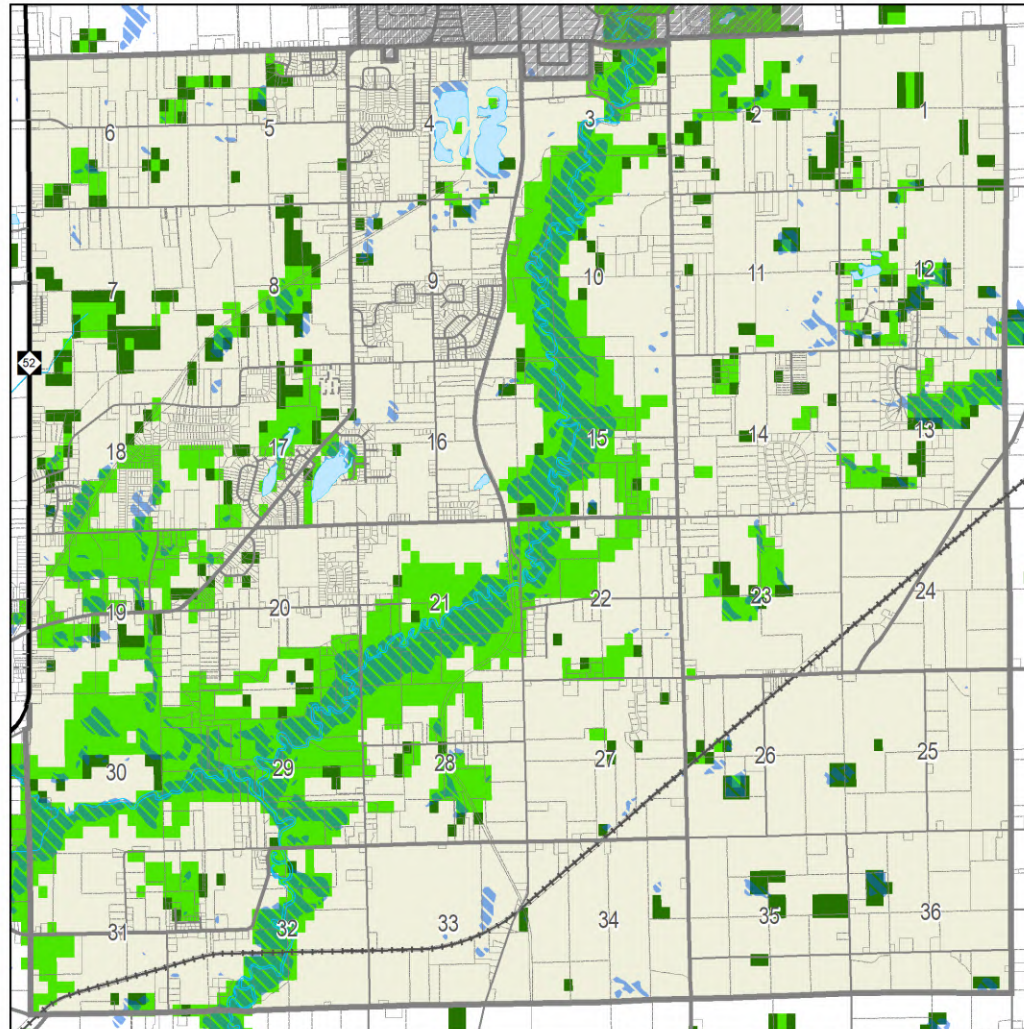
-  MICHIGAN'S BEST
-  NATIONALLY SIGNIFICANT
-  OTHER

NOTES AND DATA SOURCE

THIS MAP REPRESENTS THE QUALITY OF AGRICULTURAL LAND IN 2016. NATIONALLY SIGNIFICANT LAND MEETS THE MINIMUM PRODUCTIVITY, VERSATILITY, AND RESILIENCY (PVR) THRESHOLD SET BY THE AMERICAN FARMLAND TRUST (AFT). MICHIGAN'S BEST LAND HAS A PVR VALUE ABOVE THE STATE'S MEDIAN. GIVEN THAT THE AFT DATA WAS GATHERED AT A SCALE FAR GREATER THAN RAISIN CHARTER TOWNSHIP, IT SHOULD ONLY BE USED TO IDENTIFY GENERAL AREAS RATHER THAN APPLIED TO SPECIFIC PROPERTIES.

THE LAND USE DATA IS OWNED (AND WAS DEVELOPED) BY THE AMERICAN FARMLAND TRUST (AFT) AND CONSERVATION SCIENCE PARTNERS FOR THE FARMS UNDER THREAT PROGRAM (AS DIRECTED BY THE AFT).





RAISIN CHARTER TOWNSHIP
2021 MASTER PLAN
FORESTED AREAS AND WETLANDS

LEGEND

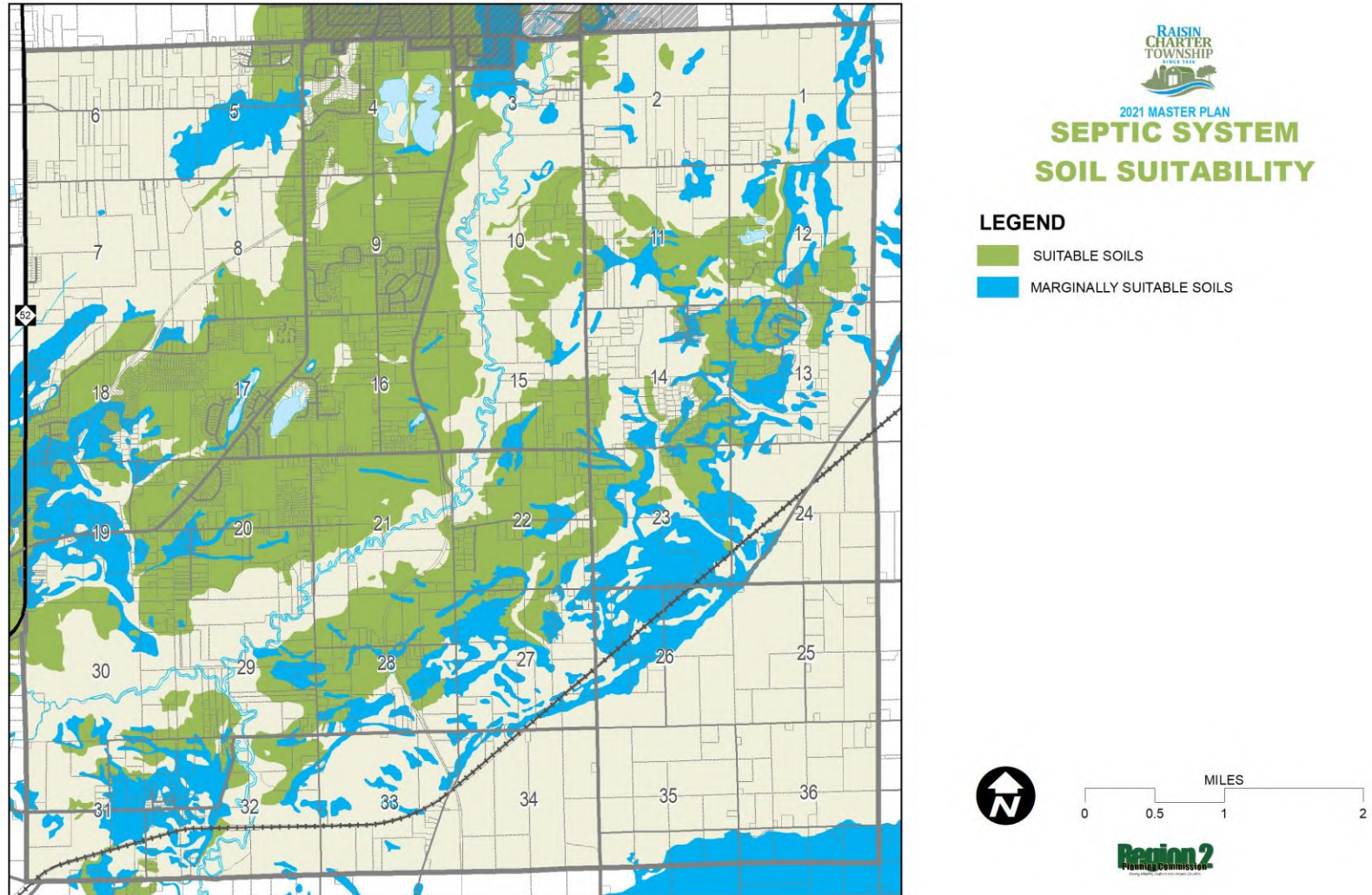
-  FORESTS (AFT)
-  WOODLANDS (AFT)
-  WETLANDS (NWI)

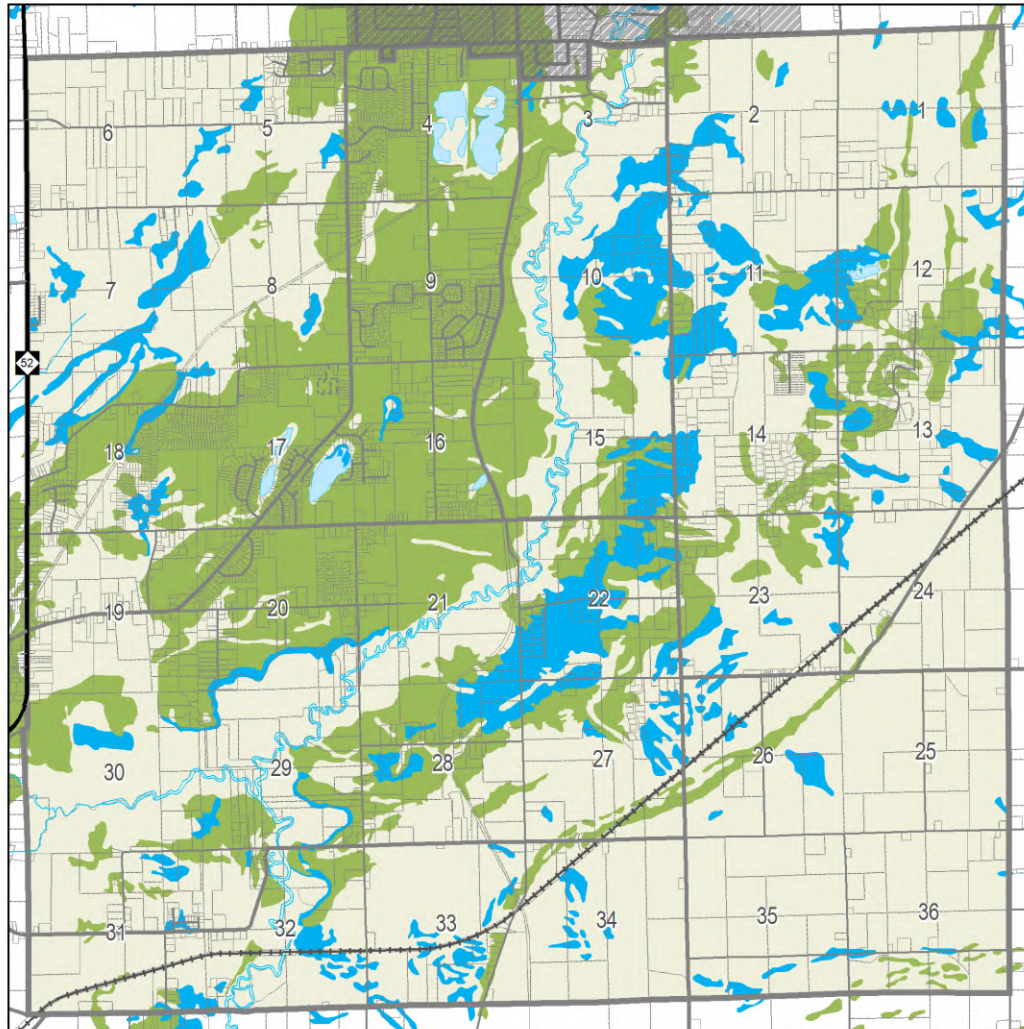
NOTES AND DATA SOURCE

THIS MAP IDENTIFIES WETLANDS, AS DELINEATED BY THE NATIONAL WETLANDS INVENTORY (NWI) AND DIFFERENTIATES BETWEEN FORESTS AND WOODLANDS, WHICH ARE ASSOCIATED WITH, OR ADJACENT TO FARMS. GIVEN THAT THE AFT DATA WAS GATHERED AT A SCALE FAR GREATER THAN RAISIN CHARTER TOWNSHIP, IT SHOULD ONLY BE USED TO IDENTIFY GENERAL AREAS RATHER THAN APPLIED TO SPECIFIC PROPERTIES.

THE LAND USE DATA IS OWNED (AND WAS DEVELOPED) BY THE AMERICAN FARMLAND TRUST (AFT) AND CONSERVATION SCIENCE PARTNERS FOR THE FARMS UNDER THREAT PROGRAM (AS DIRECTED BY THE AFT).





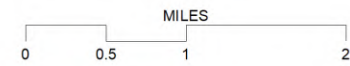


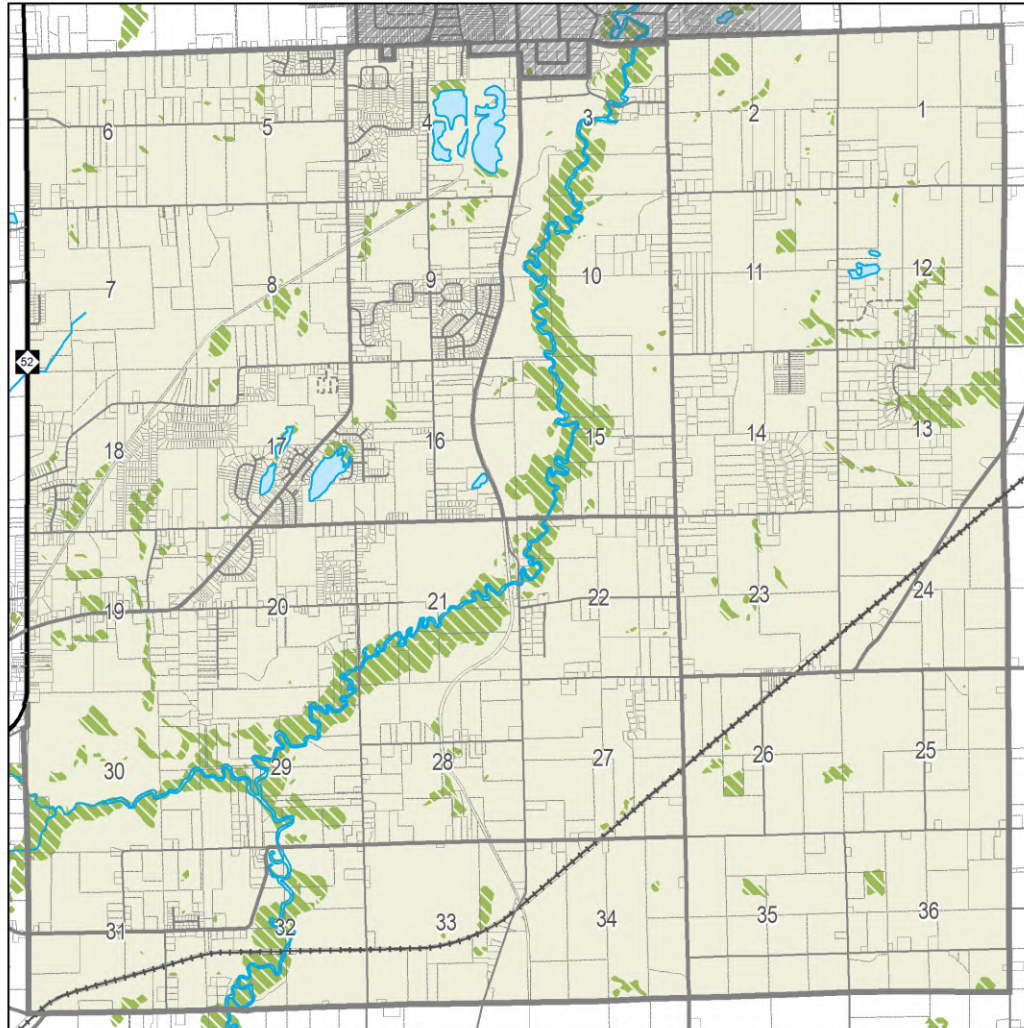


**RAISIN
CHARTER
TOWNSHIP**
2021 MASTER PLAN
**GROUNDWATER
RECHARGE AREAS**

LEGEND

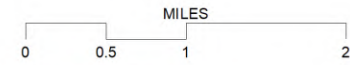
-  HIGH WATER RECHARGE AREAS
-  MEDIUM WATER RECHARGE AREAS

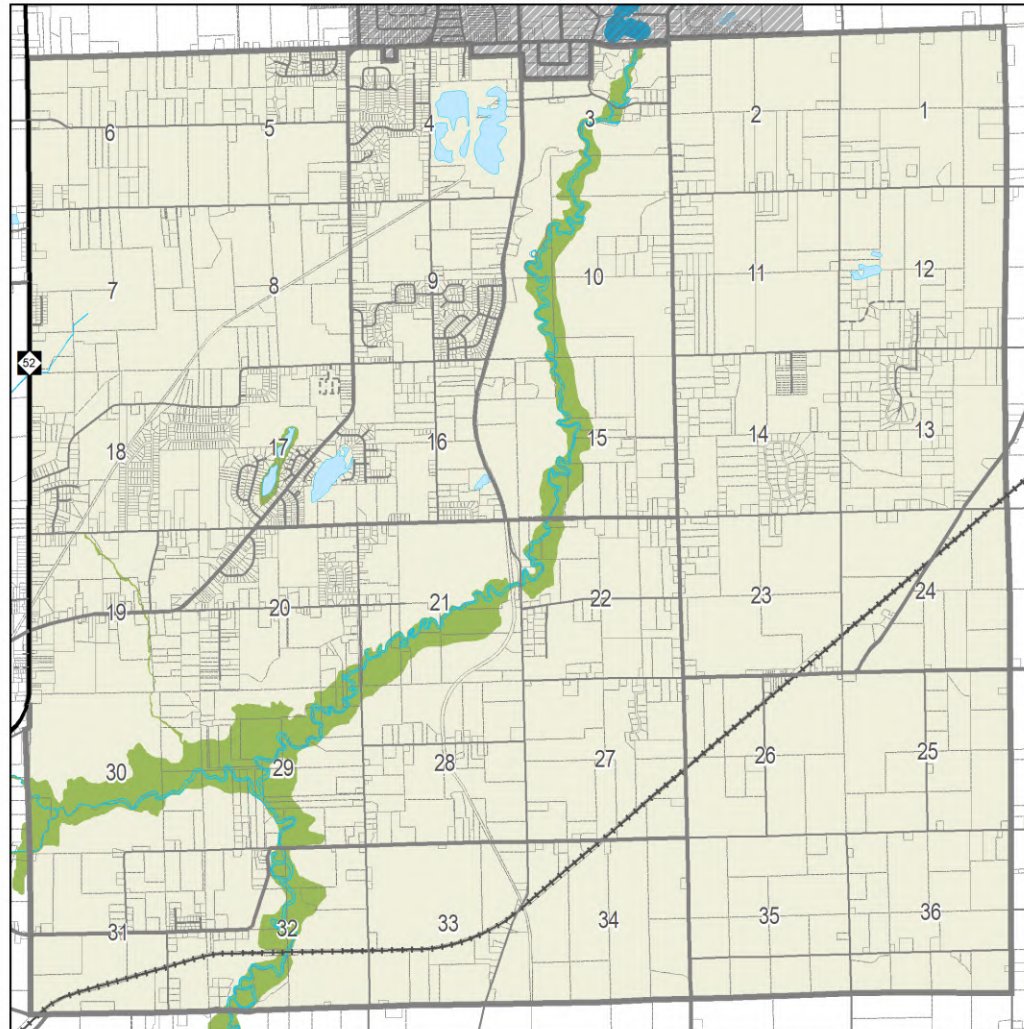






**RAISIN
CHARTER
TOWNSHIP**
2021 MASTER PLAN
SURFACE WATERS

- LEGEND**
- LAKES AND PONDS
 - RIVERS AND STREAMS
 - WETLANDS

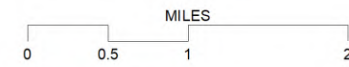




LEGEND

-  FLOODPLAIN
-  100-YEAR FLOOD ZONE*

* PROPERTIES IN THE 100-YEAR FLOOD ZONE HAVE A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE.



Community Facilities

Township Hall and Community Center

1. Township Hall
2. Community Center

Municipal and County Parks

3. Mitchell Memorial Park
4. Cal Zorn Recreation Center
5. Heritage Park

State Parks and Private Nature Preserves

6. Ives Road Fen Reserve
7. McCulley-Bastian Nature Sanctuary

Private Recreation Facilities

8. Lenawee County Conservation League
9. Raisin Valley Golf Club
10. Ten Pin Alley
11. Camp Sequoia

Regional Trails and Scenic Railroads

12. Kiwanis Trail
13. Southern Michigan Railroad Society

Hospitals and Other Healthcare Facilities

14. Charles and Virginia Hickman Hospital

Schools and Libraries

15. Tecumseh South Early Learning Center
16. Milton C. Porter Education Center

Churches and Cemeteries

17. Tecumseh Seventh Day Adventist Church
18. New Song Community Church
19. Grace Point Free Evangelical Church
20. Raisin Center Friends Church
21. McClain Cemetery
22. Chase Cemetery
20. Raisin Presbyterian Cemetery
23. Raisin Center Cemetery

Airports

24. Merillat Airport



2021 MASTER PLAN


COMMUNITY FACILITIES

Legend

TOWNSHIP HALL AND COMMUNITY CENTER

 TOWNSHIP HALL & FIRE/POLICE DEPARTMENTS

RECREATION FACILITIES

 MUNICIPAL AND COUNTY PARKS

 STATE PARKS & PRIVATE NATURE PRESERVES


 PRIVATE RECREATION FACILITIES

 REGIONAL TRAILS & SCENIC RAILROADS


HOSPITALS & OTHER HEALTHCARE FACILITIES

 HOSPITAL CAMPUSES

SCHOOLS & LIBRARIES

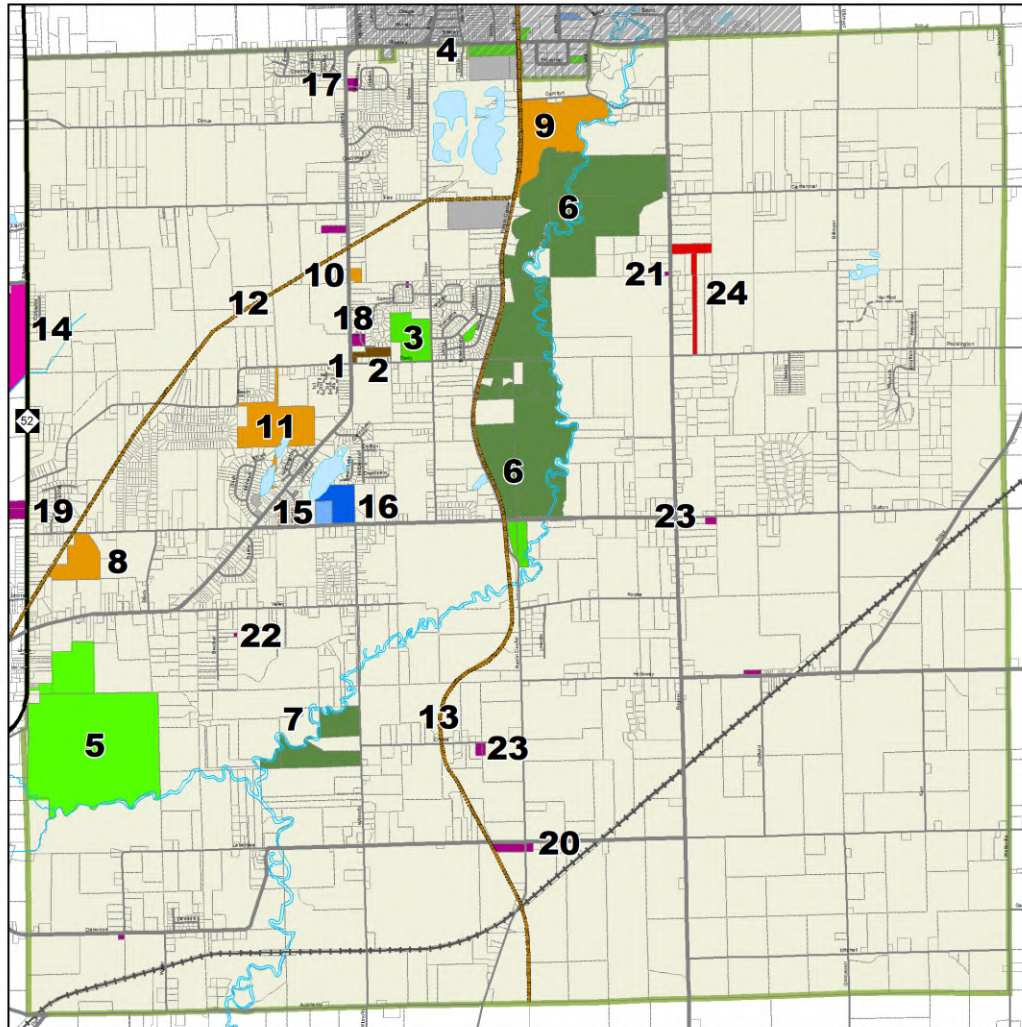
 SCHOOL CAMPUSES

CHURCHES & CEMETERIES

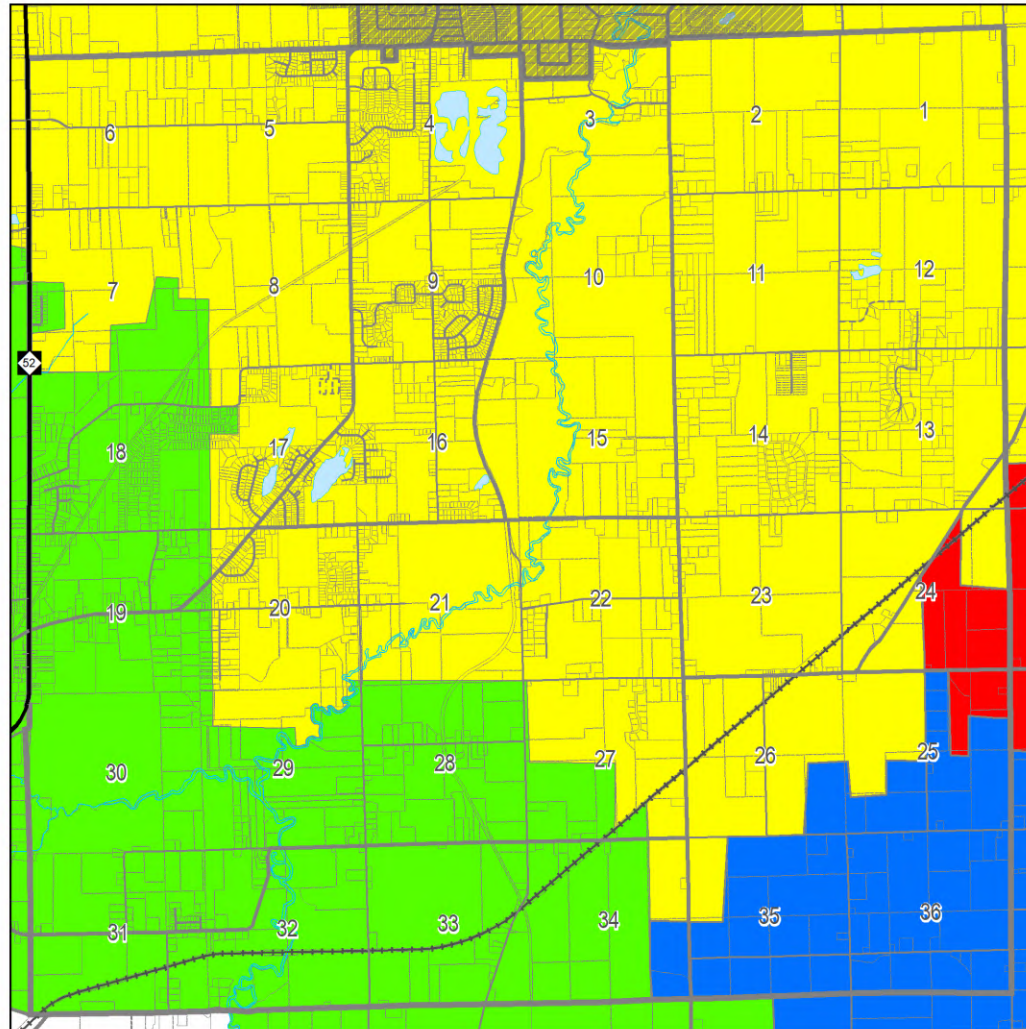
 CHURCHES & CEMETERIES

AIRPORTS

 AIRPORTS

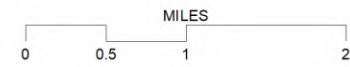


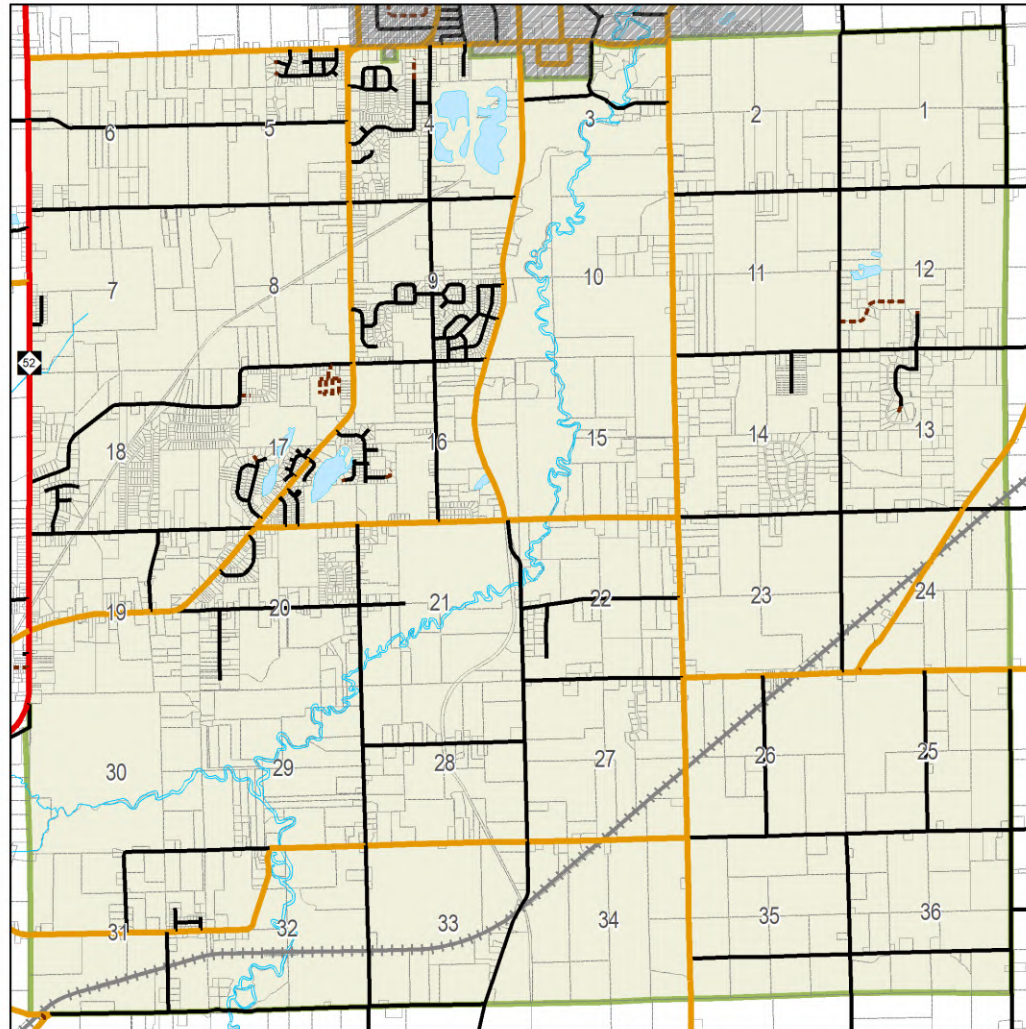
Region2
Planning Commission



**RAISIN
CHARTER
TOWNSHIP**
2021 MASTER PLAN
SCHOOL DISTRICTS

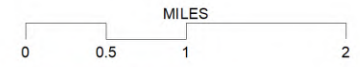
- PARCELS AND MUNICIPALITIES**
- TECUMSEH PUBLIC SCHOOLS
 - ADRIAN PUBLIC SCHOOL DISTRICT
 - BLISSFIELD COMMUNITY SCHOOLS
 - BRITTON DEERFIELD SCHOOLS

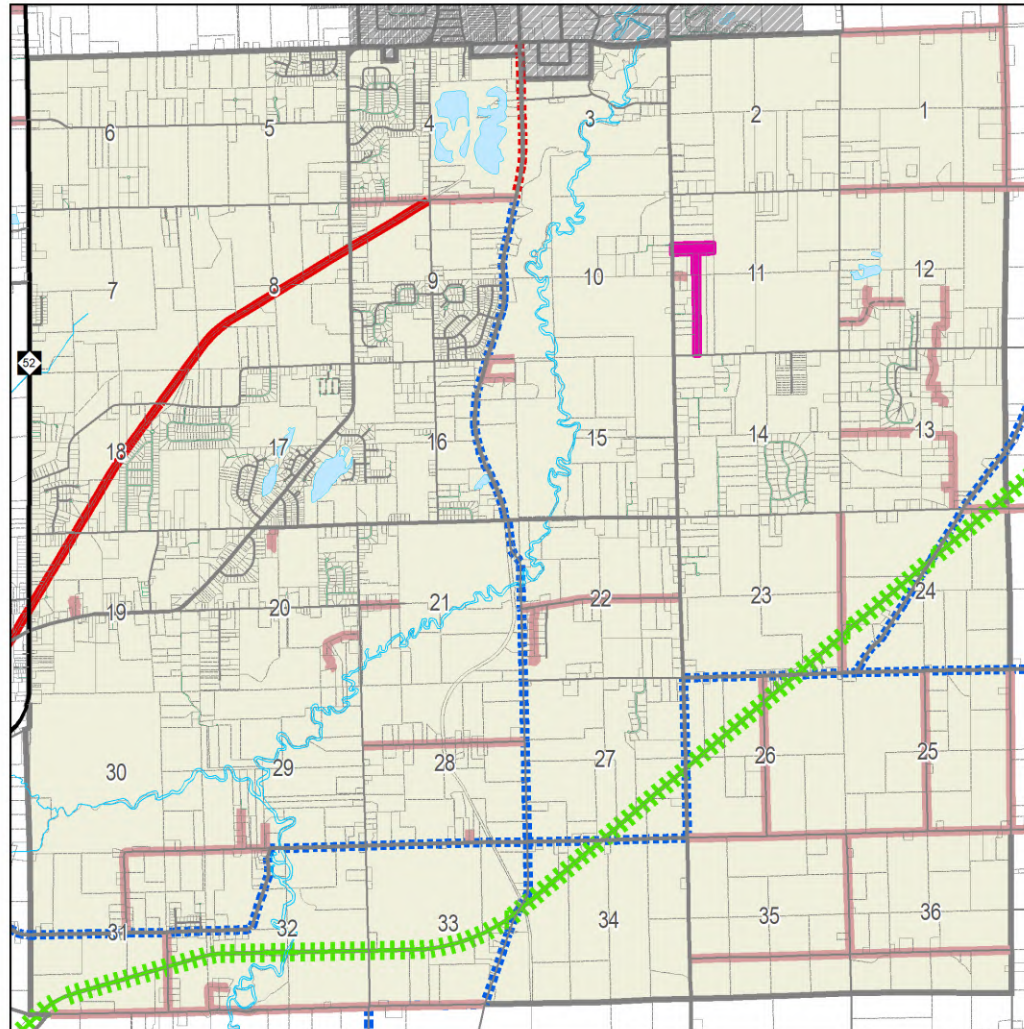




LEGEND

-  STATE HIGHWAYS
-  COUNTY PRIMARY ROADS
-  COUNTY LOCAL ROADS
-  PRIVATE ROADS








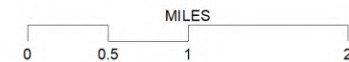


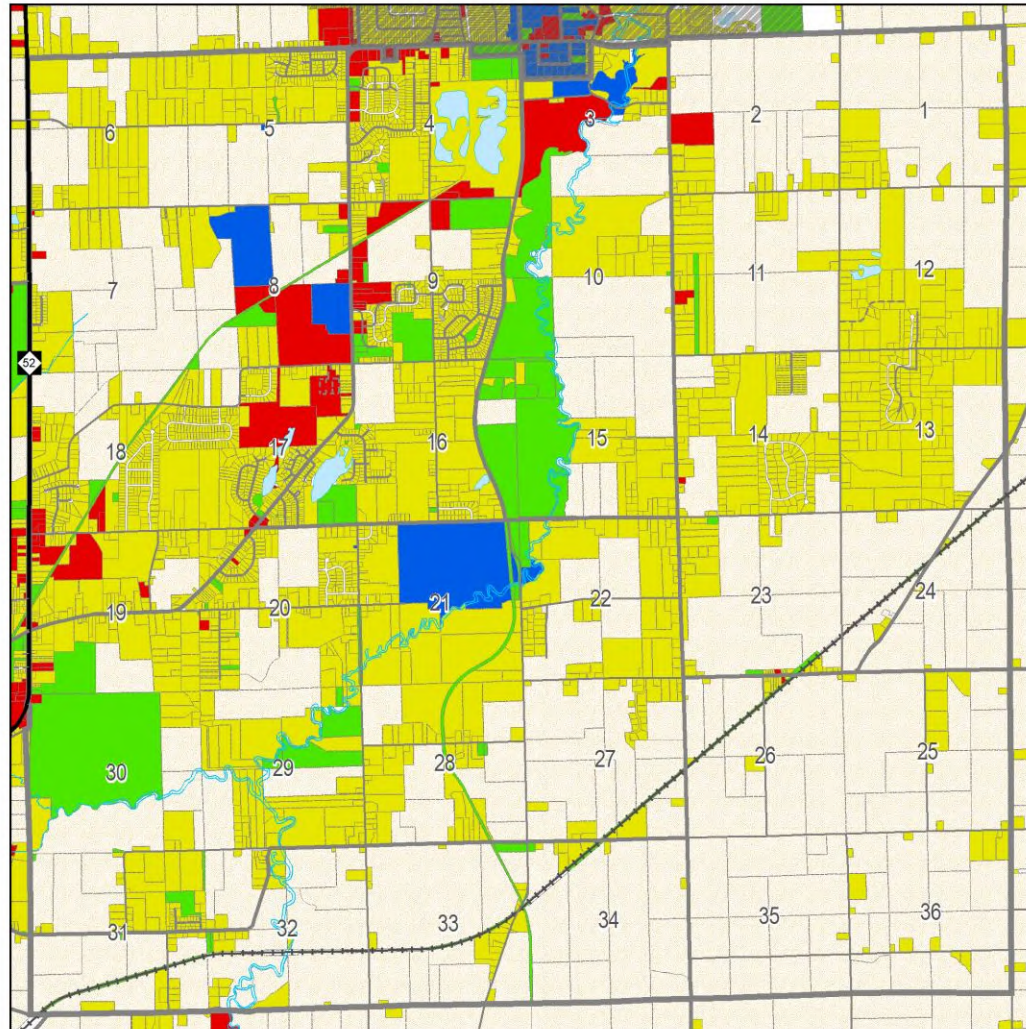
2021 MASTER PLAN

NONMOTORIZED ROUTES AIRPORTS, AND RAILROADS

LEGEND





-  GRAVEL ROADS
-  KIWANIS TRAIL
-  PROPOSED NONMOTORIZED ROUTES
-  MERRILLAT AIRPORT
-  NORFOLK SOUTHERN RAILWAY

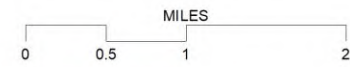


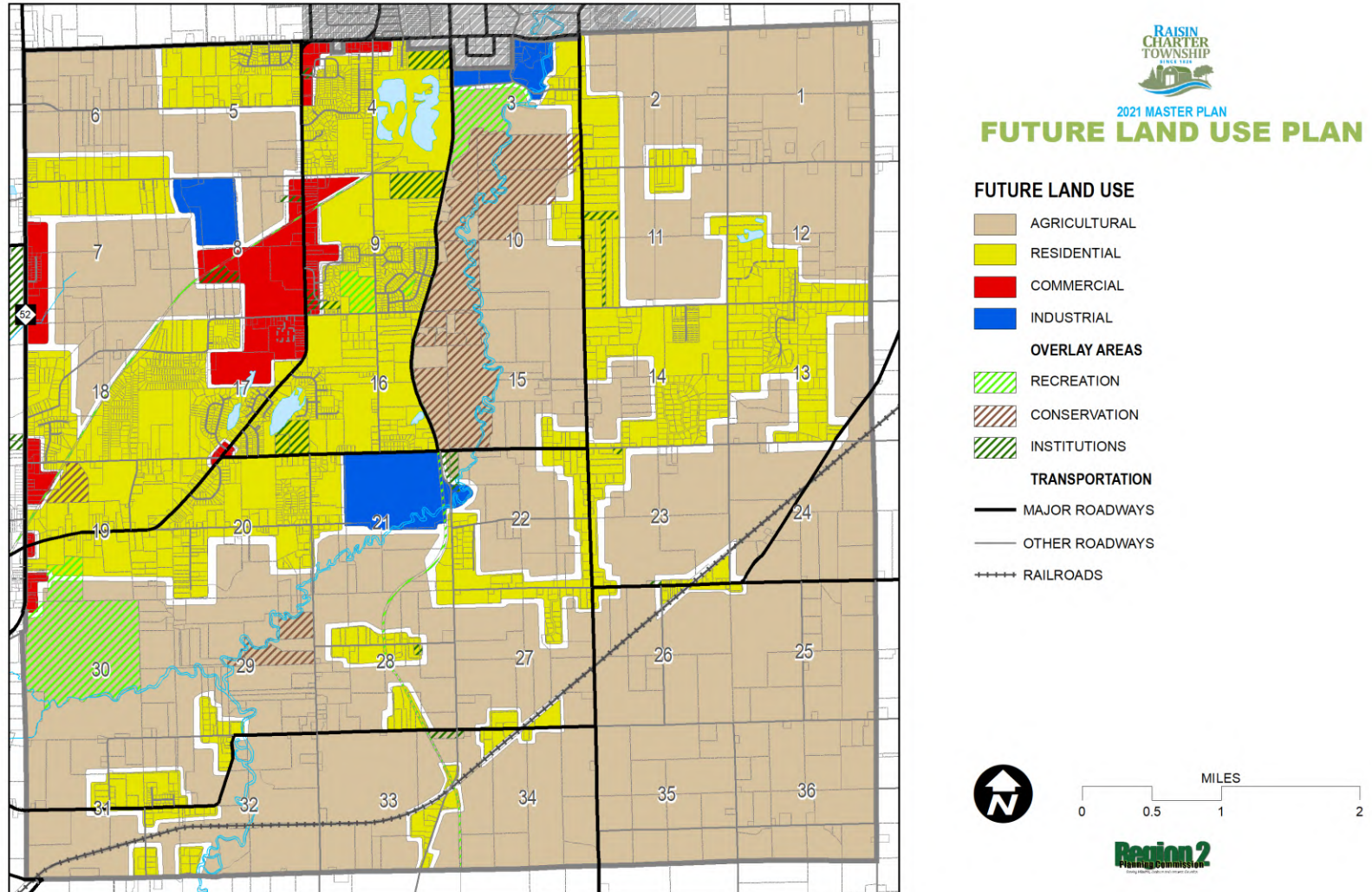


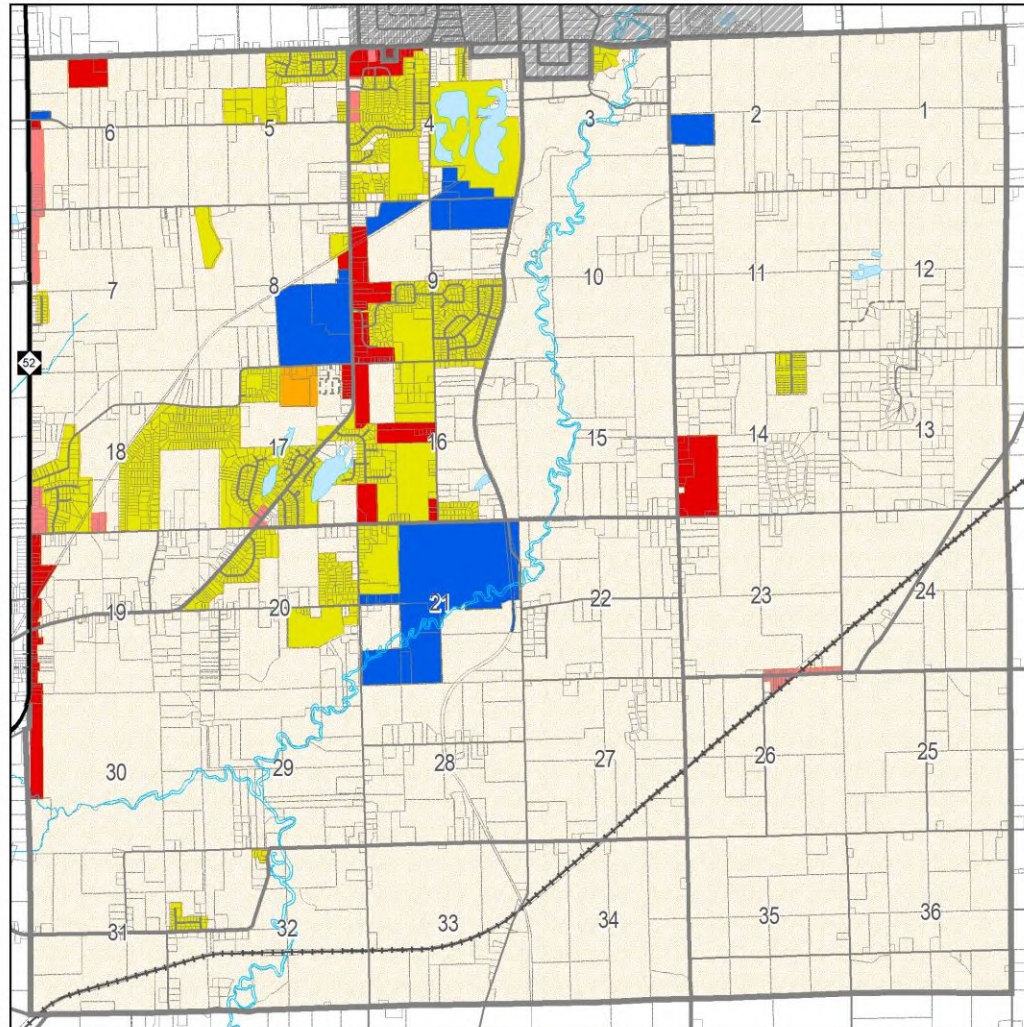
RAISIN CHARTER TOWNSHIP
2021 MASTER PLAN
PROPERTY ASSESSMENT

EXISTING LAND USES

-  AGRICULTURAL
-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  EXEMPT
-  OTHER







ZONING DISTRICTS

- AGRICULTURAL (AG-1)
- SINGLE-FAMILY RESIDENTIAL (R-1)
- MULTIPLE-FAMILY RESIDENTIAL (RM-1)
- LOCAL COMMERCIAL (C-1)
- GENERAL COMMERCIAL (C-2)
- LIGHT INDUSTRIAL (I-1)

