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I. INTRODUCTION

A. Purpose of the Master Plan

Planning is a process which involves the conscious selection of policy choices relating to land use, growth, and physical development of the community. The purpose of the Ridgeway Township Master Plan is to state the goals and identify the policies and strategies regarding land use and development which the Township might pursue to attain those goals.

B. How Is the Plan to be Used?

The Master Plan is used in a variety of ways:

Most important, the Plan is a general statement of the Township's goals and policies and provides a single, comprehensive view of the community's desires for the future.

The Plan serves as an aid in daily decision-making. The goals and policies outlined in the Plan guide the Planning Commission, Township Board and other Township bodies in their deliberations on zoning, subdivision, capital improvements and other matters related to land use and development. The Plan provides a stable, long-term basis for decision-making providing for a balance of land uses specific to the character of Ridgeway Township.

The Plan provides the statutory basis upon which zoning decisions are made. The Michigan Zoning Enabling Act, PA 110 of 2006 requires that the zoning ordinance be based upon a plan designed to promote public health, safety and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other Township Ordinances, specifically the Zoning Ordinance and Map. The Plan attempts to coordinate public improvements and private developments. For example, public

investments such as road or sewer and water improvements should be in areas identified in the Plan as resulting in the greatest benefit to the Township and its residents.

Finally, the Plan serves as an educational tool and gives citizens, property owners, developers and adjacent communities a clear indication of the Township's direction for the future.

In summation, the Ridgeway Township Master Plan is the only officially adopted document which sets forth an agenda of goals and policies. It is a long-range statement aimed at the unified and coordinated development of the Township of Ridgeway which compliments the goals of nearby governmental units, wherever possible. It helps develop a balance of orderly change in a deliberate and controlled manner which permits controlled growth. As such, it provides the basis upon which zoning, and land use decisions are made.

C. Township History

Ridgeway Township, which was settled around 1826, is located in Lenawee County in Southeastern Michigan. The Township later became a stop along the Detroit, Toledo & Milwaukee Railroad.

The area that became Ridgeway was occupied by Native Americans (“Lenawee” is Shawnee for “Indian”) and later became mostly farmland for later settlers. Ridgeway is surrounded by up to 50 glacial lakes throughout the county, which made it a desirable location for the native tribes and settlers.

Ridgeway is known for its agriculture and small-town living. Many of the businesses in Ridgeway revolve around our agriculture background. Ridgeway is in an area that was once known as the Great Black Swamp. It lies on the western edge of that former swamp. To this day, many large drainage ditches are still present. After the swamps

were drained in the latter half of the 19th century, rich, nutritious soil was discovered which changed the economic aspect of Ridgeway and nearby areas.

D. Historic Context

This Master Plan update was first drafted in August 2022. As of the census of 2020, there were 1489 people, 583 households, and 455 families residing in the township. The population density was 51.88 per square mile). There were 670 housing units at an average density of 25.0 per square mile. The racial makeup of the township was 97.47% [White](#); 2.66% [Hispanic or Latino](#); 0.32% [African American](#); 0.19% [Native American](#); 0.32% [Asian](#); 1.08% from [other races](#); and 0.63% from two or more races.

Because communities are constantly changing, the information contained in a plan becomes outdated over time. As conditions change, so do opportunities and expectations for the future. It is therefore essential to periodically update the information contained in the Master Plan as well as reevaluate its basic vision and implementation programs. State Legislation regarding Township Planning requires five (5) year reviews of the Master Plan.

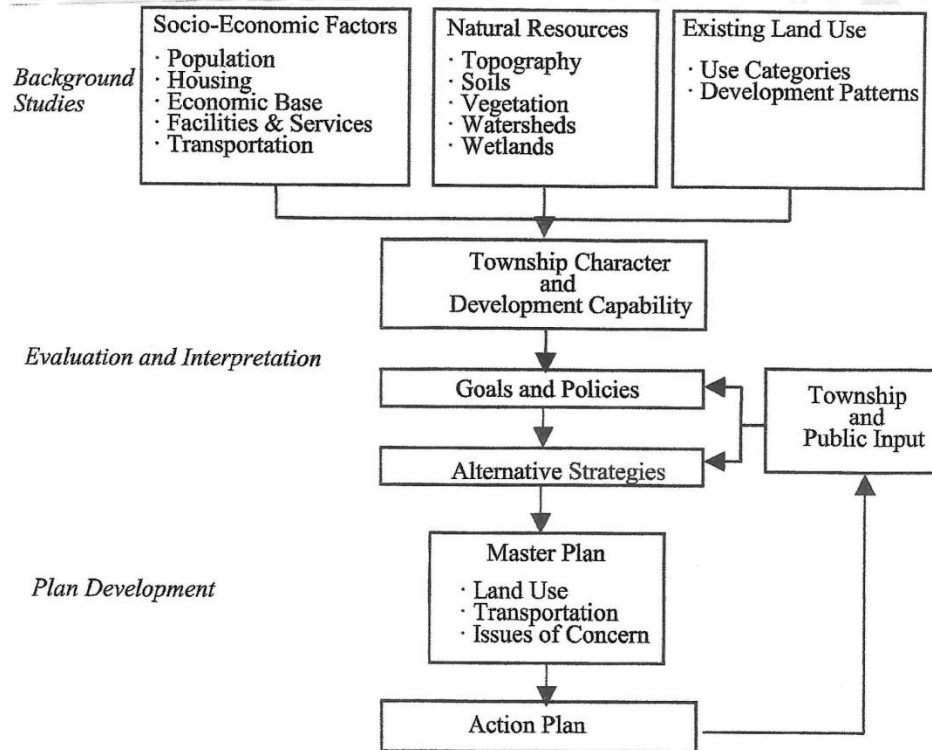
E. Planning Process

The process used to generate the Plan consisted of four phases: background studies; evaluation of Township character and development capability; identification of goals, and policies; and plan development.

Background studies involving data inventory and analysis from Census data, existing reports, and field survey was gathered. Many factors which exist must be considered when formulating plans for the future.

This process is illustrated in the following diagram.

The next table provides per capita and household income for Ridgeway Township.



F. Regional Setting

The need to consider the region surrounding the Township is of importance. Rural communities primarily surround Ridgeway. Appropriate planning across borders will help facilitate compatible land use patterns between communities.

Ridgeway Township is in southeastern Michigan on the eastern side of Lenawee County. The incorporated Village of Britton is in the north central portion of the Township. The City of Petersburg in Monroe County lies south of Ridgeway Township. The Township of Deerfield is just south of Ridgeway Township. The City of Adrian, also within Lenawee County, is approximately (15) miles southeast of Ridgeway Township and the City of Ann Arbor in Washtenaw County is approximately thirty (25) miles northeast of the Township along the U.S. 23 corridor. The City of Toledo is located approximately twenty-two (22) miles southeast of the Township. Michigan trunkline route M-50 runs east/west through and affords highway access to Monroe, Jackson and west-central Michigan.

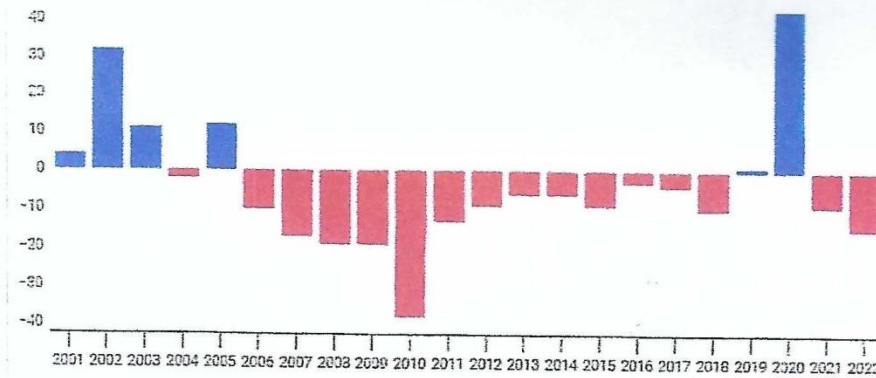
II. BACKGROUND STUDIES

Prior to developing a Master Plan and Land Use Plan for Ridgeway Township, a comprehensive inventory of cultural and natural resources must be conducted. Information gathered through this process is critical to the accurate projection of future development patterns and the establishment of management policies

A. Population and Housing Summary

According to the 2022 Census, the population of Ridgeway Township was 1504. Over the twenty (20) year period between 2002 and 2022 the Township has lost eighty six (86) people or 5.4% of the total population.

Ridgeway Township, Michigan annual population change from 2000 to 2022
Between 2021 and 2022, the population decreased by 15



Source: U.S. Census Bureau (Population Estimates Program)

Neilsberg

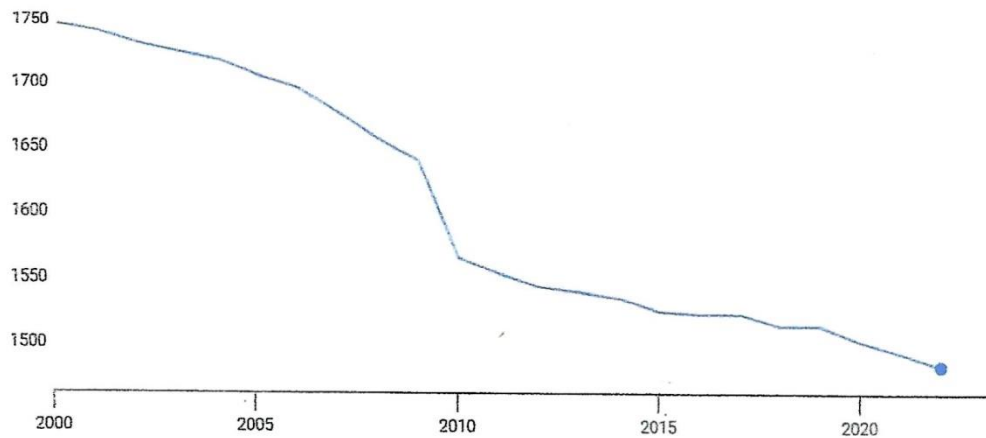
(Source: U.S. Department of Commerce, Bureau of the Census)

The loss of population runs parallel to county trends, as a whole Lenawee County's population declined between 2000 and 2022. However, like Ridgeway Township, the

populations of most surrounding Townships have declined. Deerfield Township experienced a substantial population loss during the twenty-two (22) year period from 2000-2020, a decline of 15%. Macon Township has declined 9% in population. Blissfield Township has remained steady with a loss of 0.01% of the total population. (Source: U.S. Department of Commerce, Bureau of Census)

Deerfield township, Lenawee County, Michigan population from 2000 to 2022

Deerfield township had an official estimated population of 1,483 on July 1, 2022



Source: U.S. Census Bureau (Population Estimates Program)

Neilsberg

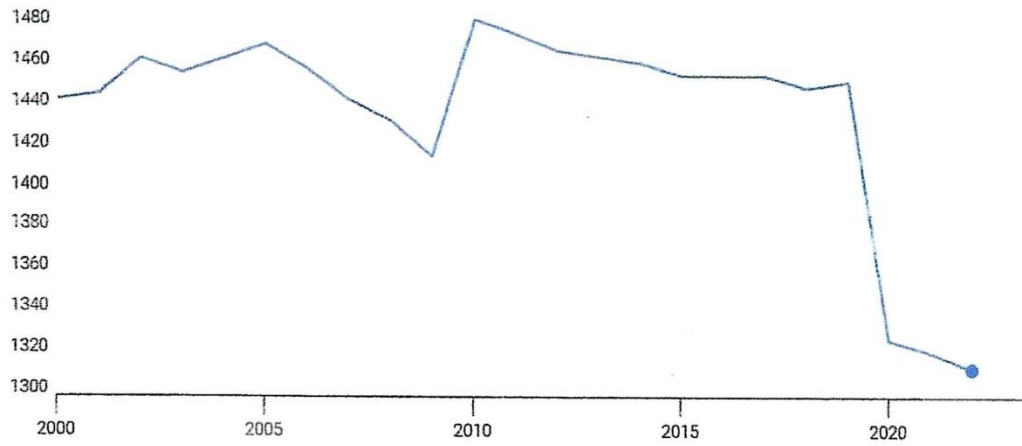
Deerfield township's population from 2000 to 2022. The estimated population at the end of 2022 was 1,483.

Source: U.S. Census Bureau (Population Estimates Program)

(Source: U.S. Department of Commerce, Bureau of Census)

Macon Township, Michigan population from 2000 to 2022

Macon township had an official estimated population of 1,310 on July 1, 2022



Source: U.S. Census Bureau (Population Estimates Program)

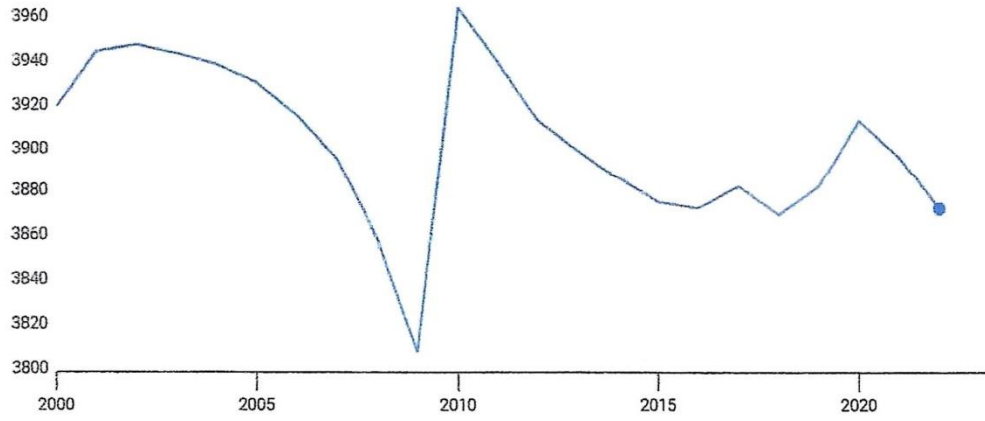
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Macon township's population from 2000 to 2022. The estimated population at the end of 2022 was 1,310.

Source: U.S. Census Bureau (Population Estimates Program)

Blissfield Township, Michigan population from 2000 to 2022

Blissfield township had an official estimated population of 3,872 on July 1, 2022



Source: U.S. Census Bureau (Population Estimates Program)

Neilsberg

Blissfield township's population from 2000 to 2022. The estimated population at the end of 2022 was 3,872.

Source: U.S. Census Bureau (Population Estimates Program)

In general, the following is true regarding housing and income according to the 2020 Census data:

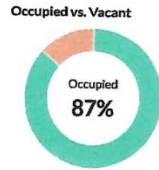
- Single-family detached units are the leading type of housing.
- Married couple households represent the majority of households.
- 87% of all housing is owner occupied.
- Homes in the Township have an average value of \$161,500.00.
- Per capita income is about \$33,615.00 average and while the household income is \$67,885.00.
- Persons per household has dropped from 2.74 in 2000 to 2.50 in 2020 (7%). The persons-per-household is similar to the county average and slightly under the state average, being less by 0.1 persons.

Housing

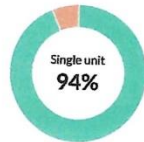
Units & Occupancy

689
Number of housing units

Lenawee County: 43,634
Michigan: 4,580,447

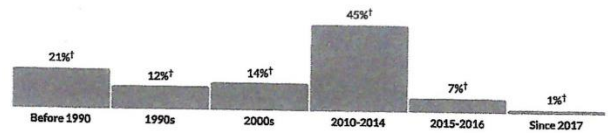


Types of structure



Single unit
Multi-unit
Mobile home
Boat, RV, van, etc.

Year moved in, by percentage of population



Value

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

\$161,500

Median value of owner-occupied housing units

a little less than the amount in Lenawee County: \$168,100
about 80 percent of the amount in Michigan: \$201,100

Value of owner-occupied housing units

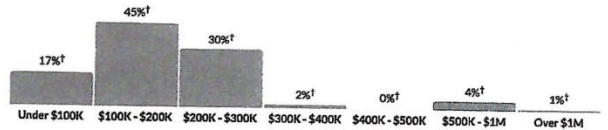


Table 5 provides per capita and household income for Ridgeway Township. Household income includes the income of the householder and all other persons fifteen (15) years old and over in the household, whether related to the householder or not. As seen from the table, household income in Ridgeway Township is higher than most surrounding communities, the County as a whole, and the State of Michigan.

Economics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Income

\$33,615

Per capita income

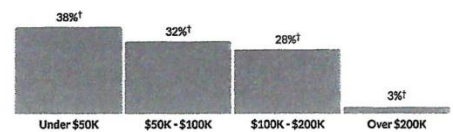
about the same as the amount in Lenawee County: \$32,976
about 90 percent of the amount in Michigan: \$37,929

\$67,885

Median household income

a little higher than the amount in Lenawee County: \$65,484
about the same as the amount in Michigan: \$68,505

Household income



Real Median Household Income for Lenawee County Michigan

	2021	1 Year Change	3 Year Change
US	\$69,717	-1.64%	+4.32%
Michigan	\$63,498	-1.42%	+3.80%
Lenawee County	\$61,257	+1.67%	+2.52%

Note: Household income derived by multiplying per capita income by persons per household.

In general, the number of persons per household has decreased over the years throughout the nation. This is reflected in the changes that have occurred in Ridgeway Township as well as some of Ridgeway's neighboring communities.

The decrease in household size has a relationship to the decrease in overall population as it relates to occupied housing. While population has decreased over the years, total housing units have remained relatively consistent. A decline in population does not then necessarily correspond to a decline in total housing units.

B. Population and Housing Unit Projections

The projections of population, housing units and facility requirements, despite the limitations of the projection process, form important elements in the preparation of the Master Plan. Regardless of the method used, projections take past trends and make estimates into the future using those trends. Population projections cannot consider unforeseen events which may influence future population (i.e., technology changes, etc.). Projections indicate the magnitude of change a community can reasonably expect to face as well as those elements in the communities' structure likely to require expansion or replacement.

Population and housing projections are shown in Table 6. The projections used are average growth rate and number of housing units.

Table 6 indicates the housing unit projections occupancy trends.

TABLE G.2. LENAWE COUNTY ANNUAL PERMITTED HOUSING UNITS FROM 2000 THROUGH 2010*											
	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Total Units	102	103	154	250	402	532	537	556	527	550	498
Units in Single-Family Structures	102	103	154	242	358	454	533	548	499	538	475
Units in All Multi-Family Structures	0	0	0	8	44	78	4	8	28	12	23
Units in 2-unit Multi-Family Structures	0	0	0	8	4	8	0	8	16	6	14
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	20	4	0	0	6	9
Units in 5+ Unit Multi-Family Structures	0	0	0	0	40	50	0	0	12	0	0
*Developed by The Chesapeake Group, Inc., 2020. Based on HUD data. 2019 information is still considered preliminary											

(Source: U.S. Department of Commerce, Bureau of Census)

Since 2000, the Township has lost on average, forty-six (46) persons every ten (10) years.

Unless population trends change substantially during the next twenty (20) years Table indicates that additional or new areas set aside for residential purposes will not be needed, since the total number of housing units is projected to decline over the next ten years.

C. Natural Resources Inventory and Capability

The natural environment of Ridgeway Township offers a few limitations on the type and extent of potential development. While these factors place restrictions upon development, other natural resource factors present opportunities for selected activities. The rural setting of the Township can offer pleasant residential attributes for those that prefer a home away from larger cities or suburban housing tracts.

1. Soils

Ridgeway Township is served by a limited amount of sanitary sewer, serving only a small area within the Township in the incorporated Village of Britton. The balance of the Township relies on individual septic systems for sewage disposal, hence soils become a major determining factor in the location of future land

uses. Land uses which produce large volumes of sewage are not compatible with septic systems (i.e., medium & high density and multi-family residential development and heavy industrial uses).

Unsuitable soils present problems such as poor foundation stability and early septic field failure. The three (3) major soil characteristics considered in the analysis of soil conditions are drainage, foundation stability, and septic suitability.

The soils of Ridgeway Township are quite varied but are mainly clay loams, silty clays, sandy loams and clays that may create limitations on or require expensive development of septic fields. Regarding agriculture, the soils are well suited with only slight to moderate limitations on this use. Class II soils predominate, except for the southern tier of sections which fall within Class I.

Extensive wind breaks have been developed and maintained throughout the township in order to reduce wind erosion.

2. Groundwater

Ridgeway Township is in the glacial lake basin of Lake Erie. Glacial lake soil deposits are clay loams, silty clays, sandy loams and clay over shale deposits.

Ridgeway Township relies primarily on private wells and transported water for household use, as there is limited municipal water available. According to Township officials previous well-boring attempts indicate that the shale underlying the Township is tight and dense making it difficult to create a well that provides an adequate water supply for virtually any land use. Furthermore, water quality is often compromised by the presence of dissolved minerals, salt, sulfur, iron and/or natural gas. This difficulty in creating productive wells with high quality water is a significant constraint on development.

3. Woodlands

The Township is dominated by large expanses of agricultural lands and scattered forested areas. The forested areas consist primarily of broadleaved forest (generally deciduous) in scattered wood lots throughout the Township. (See Appendix).

4. Wetlands, Floodplains and Waterways

The Wetlands Protection Act 203 of 1979 provides for the regulation and preservation of wetlands and imposes stringent rules for development within those areas. The Act regulates activities such as filling, draining, dredging and construction. Wetlands also contain heavy concentrations of organic material such as peat, marl and decomposed vegetation. These soils are unsuitable for most development but are important for supporting native vegetation and fish and wildlife habitat. They are also valuable for filtering sediment out of groundwater runoff, and as natural stormwater detention basins.

Subsurface drainage in the form of tiled fields is prevalent within the township. This system removes water to the extensive surface drainage system made up of a few small streams and primarily man made drainage ditches. This system removes water from the surrounding lands that would otherwise remain wet due to shallow grades and heavy soils.

The entirety of the Township lies within the watershed of the River Raisin, South East Michigan's major river.

D. Circulation

The Michigan Department of Transportation identifies four (4) separate classifications of roads in Ridgeway Township: rural principal arterial, rural major collector, rural minor collector, and local streets and roads.

The principal arterial in Ridgeway is the section of M-50 that traverses the Township. Ridgeway Township possesses *All Season Roads* (See Appendix)

The Lenawee County Road Commission has authority over all roads within the Township and has responsibility over maintenance (including snow plowing) repair and construction. New road construction and maintenance issues are coordinated through the County Road Commission with some roads being the financial responsibility of the County and others the responsibility of the Township.

E. Existing Land Use

Existing land use for the Township is illustrated in *Lenawee Major Land Use Map* in Appendix B.

This map classifies areas within the County into the following land use categories:

- Crop/pastureland
- Forest and Woodland
- Urban and Highly Developed
- Low Density Residential

The predominant land use within the Township is agriculture followed by residential. The primary areas of development are within the incorporated Village of Britton. Pockets of low-density residential development are scattered along many of the township roads.

The current Zoning in the Township was established in “The Zoning Ordinance of Ridgeway Township.” The bulk of the Township is zoned agricultural, while small areas of commercial, light industrial and residential zoning exist in the Village of Britton (which has its own separate zoning ordinance) and the unincorporated area of Ridgeway.

Current Township zoning districts are shown in the Ridgeway Township Zoning Ordinance Appendix – Zoning Map

The area within the Village of Ridgeway is covered by the local water and sewer service area. (See Appendix). This is significant because without municipal sewer and water service the soil limitations of septic fields and wells described in the Natural Resources section could inhibit any significant density of Residential, Commercial or Industrial development, which is reflected in the current zoning for the Township. But there is also a limitation as the municipal water supply comes from local wells that are near capacity. This means there is little room for significant growth for uses that rely upon access to ample water supply.

III. GOALS AND POLICIES

Goals and policies formulated by the community can help establish a framework for public and private decision-making. Goals reflect the broadest of human needs and establish the desired result of the planning process for the health, welfare, enjoyment and safety of Township residents and stakeholders.

While goals tend to be general in nature, policies set forth a particular approach or position to be considered when resolving a planning issue. Statements of policy can assist in minimizing subjective, arbitrary or inconsistent decisions and substantiate objective decisions. Goals and policies which are intended to improve the quality of our lives and our community should remain a consistent standard for the ongoing planning process. The following goals and policy statements can provide the basis for considered and consistent public decisions for future development and usage proposals in Ridgeway Township. The following general Master Plan goals are desired:

A. GOALS

The following statements reflect the primary goals of the Township:

- The Township should strive to maintain the rural residential and agricultural character which contributes to making the Township a desirable place to live, work, and play.
- The Township should plan future land uses to be compatible with the natural characteristics and the long-term needs of the community. New development shall be well-planned, complement existing development, and be located only where the land, infrastructure, market and community can support it.
- The Township should foster agricultural opportunities within its boundaries.
- The Township should promote agricultural economic growth opportunities and job creation which are complementary to existing conditions within the Township.

- The Township should participate and encourage cooperation with the Village of Britton, the Britton-Deerfield Schools, and bordering Townships to promote complementary and consistent - rather than competing - land use decisions.

B. Agricultural Goals and Policies

1. Goals

The Township should maintain and preserve the rural character and local characteristics that contribute to a viable, stable, agricultural industry. It should be the Township's responsibility to encourage the retention of farmland in agricultural production and encourage new economic opportunities within the agricultural community. It is a primary goal of Ridgeway Township to maintain its agricultural heritage, culture, and way of life.

2. Policies

- a. The Township should identify prime agricultural areas to assist the encouragement of farmland preservation efforts.
- b. The Township should discourage non-agricultural development of farmlands through the Master Land Use Plan and Zoning Map. Agricultural development should be understood to mean animal husbandry and/or plant propagation.
- c. The Township should promote the enrollment of Public Act 116, Farmland Agreements, Purchase of Development Rights (PDR), Conservation Easements, or other means to maintain the viability of agriculture and open space in the community.
- d. The Township should discourage the extension of municipal sewer and water into largely undeveloped prime farmland areas.

C. Residential Policies and Goals

1. Goals

To guide the development of the Township in a manner which will create, preserve and enhance the living environment of the existing and future residential areas of the community.

2. Policies

- a. Consider single-family housing at low density only in areas outside the Village which will maintain the rural character of the community.
- b. Medium and High-density residential development should only be considered for areas where it is highly likely that the Village of Britton municipal services can be utilized or extended and have direct access to principal arterials.
- c. Encourage owner-occupied rehabilitation and reuse of existing abandoned derelict properties by tax policy or other incentives.
- d. Discourage haphazard lot splits which result in long narrow parcels or parcels with substantial amounts of undeveloped land to the rear. (The State of Michigan requires a maximum lot length to lot width ratio of 4:1.)

D. Natural Resources Goals and Policies

1. Goals

The protection of water resources and woodlands is essential to preserve water quality, to stabilize stormwater runoff, recharge groundwater, and maintenance of the Township's aesthetic qualities.

2. Policies

- a. The Township should encourage efforts to preserve and improve natural vegetation buffers around watercourses (streams and drainageways) to reduce erosion, cleanse stormwater and promote groundwater recharge.
- b. The Township should review all proposed development considering potential impact upon waterways, wetlands, woodlands and natural resource areas, and groundwater.
- c. The Township should promote preservation of the balance of woodlands, watercourses and open spaces in the Township that creates the rural/agricultural aesthetic which is central to the community's character.

E. Economic Goals and Policies

1. Goals

Ridgeway Township should promote quality, job producing economic development and revitalization within the Township.

- a. Provide appropriate zoning and infrastructure for the expansion of agriculturally based industry and compatible commercial developments.
- b. Provide job opportunities for residents through considered economic expansion.
- c. Complement efforts of the Village of Britton for improvements to the commercial segments of the Village for job creation and retail services.
- d. Discourage the introduction of new commercial development beyond the scope outlined in the Township Master Plan.

F. Government Services Goals and Policies

1. Goals

Provide timely and efficient governmental services; provide quality service to Township residents.

2. Policies

- a. Coordinate road improvements with the County Road Commission. Encourage the County to initiate road improvement projects in desired areas.
- b. Periodically review the need for improved traffic control measures.
- c. Coordinate capital facilities for the benefit of residents' public safety including fire, rescue, and EMS facilities. Coordination should occur across governmental lines to encourage cooperation and infrastructure sharing between jurisdictions.

A. Master Plan

The Master Plan for Ridgeway Township proposes future development patterns in a time frame of the next ten (10) to fifteen (15) years.

The Ridgeway Township Future Land Use map (see Map Appendix) indicates that Ridgeway Township has prioritized agricultural production and agricultural commodity processing. To that end, high density residential, non-agricultural industrial and commercial developments and similarly land intensive non-agricultural uses should be discouraged throughout the Township. The Village of Britton has significant tracts of undeveloped land as well as ready access to water, sewer and data communications which make it an appropriate and desirable location for the non-agricultural uses noted above. It is the intent of this document to discourage the development of these uses in Ridgeway Township until such point in time that the developable space within the Village of Britton is no longer adequate for those uses.

The Land Use Plan is based on consideration of several factors as outlined in the preceding pages. Such factors include:

- Population Projections
- Roadway Access and Adequacy
- Availability of Utilities
- Compatible Uses
- Community Goals and Objectives
- Citizen Opinions
- Existing Land Use
- Existing Zoning
- Review of Natural Features including soils evaluation

B. Agriculture

The predominant land use category within Ridgeway Township is the Agricultural category. Except for the Village of Britton portion of the Township (served by municipal sewer and water) the entire Township is almost totally within this category. These lands incorporate many parcels containing over forty (40) acres. These lands are important to preserve the rural character of Ridgeway Township as well as to preserve the economic mainstay for the agricultural economy. The designation of agriculture recognizes the importance of existing farmlands and the maintenance of established rural agricultural activities.

The designation of these agricultural lands is based upon several considerations. These considerations include existence of large agricultural parcels (greater than forty (40) acres), contractual arrangements under Public Act 116, farmlands under active farm production and natural features constraints including soils and inadequate potable water for residential purposes.

The primary use of these areas is for agricultural production and directly associated uses. The Township should monitor non-agriculture related housing development. If housing development begins to make a substantial impact upon significant farmland acreage, additional regulatory steps should be considered. It is further intended that the areas maintain an agricultural production characteristic, i.e., plant propagation, animal husbandry and directly associated agricultural commodity processing and agricultural equipment/seed/chemical providers.

C. Residential

Residential land use incorporates proposed residential uses at an average density of 1/3 acre to one (1) acre per residential unit. A maximum of three (3) dwelling units per acre would be allowed within this area. The Residential areas are planned only for those areas with access to municipal water and sewer service. Higher residential densities are

warranted within these areas and will provide areas of future residential growth and tax base for the Township. Residential development at this density should be located within or adjacent to the Village of Britton.

D. Commercial

Encourage commercial development to locate in areas with available municipal water and sewer services. Commercial uses should be developed within or adjacent to the Village of Britton.

E. Light and Heavy Industrial

Encourage the reasonable development of Industrial and Light Industrial in areas with available municipal water and sewer services. Industrial uses should be located within or adjacent to the Village of Britton.

Public/Semi-Public

Public and semi-public land uses include areas containing such uses as churches, cemeteries, public and private schools, fraternal organizations and governmental and public safety buildings.

V. ACTION PLAN

The Master Plan for Ridgeway Township is only worthwhile if it can be effectively implemented. Implementation is achieved through a variety of ordinances and capital improvements carefully coordinated by the Township Board. This implementation will require a commitment by the Township Board of both financial resources and a commitment towards policy implementation. The following is a summary of implementation practices through ordinance, enforcement and capital improvement projects which should be pursued by the Ridgeway Township Board.

A. Zoning Ordinance

One of the most effective ways of implementing the Master Plan and its recommended land use policies is through the Township's Zoning Ordinance. The Zoning Ordinance represents day to day tools to enact the adopted policies as represented in the Master Plan. The Zoning Ordinance may establish minimum lot sizes, setbacks and land use classifications. It is the most effective tool to implement adopted land use policies, and therefore must be current and accurately reflect the goals and wishes of the Township.

B. Special Purpose Ordinances

Control of land use activities need not be confined to the Zoning Ordinance. Special purpose ordinances which could be considered by Ridgeway Township, which might include the following as a need arises:

- Environmental Impact Study
- Buffer Zone Ordinances
- Light Ordinance
- Odor Ordinance

C. Capital Improvements

The Michigan Planning Enabling Act (2008 MCL 125.3801, et seq) authorizes municipal master plans and the creation of a municipal planning commission. Once a Planning Commission has made and adopted a Master Plan, in whole or in part, the act requires that all public works occurring within the municipality be submitted to the Planning Commission for approval of the project. This would include such items such as sanitary sewers, water lines, road improvements, bridge improvements, etc. These public works and capital improvement projects must be coordinated and reviewed for consistency with the Master Plan. Obviously, these types of improvements will impact future land use development and therefore must be coordinated with the Planning Commission.

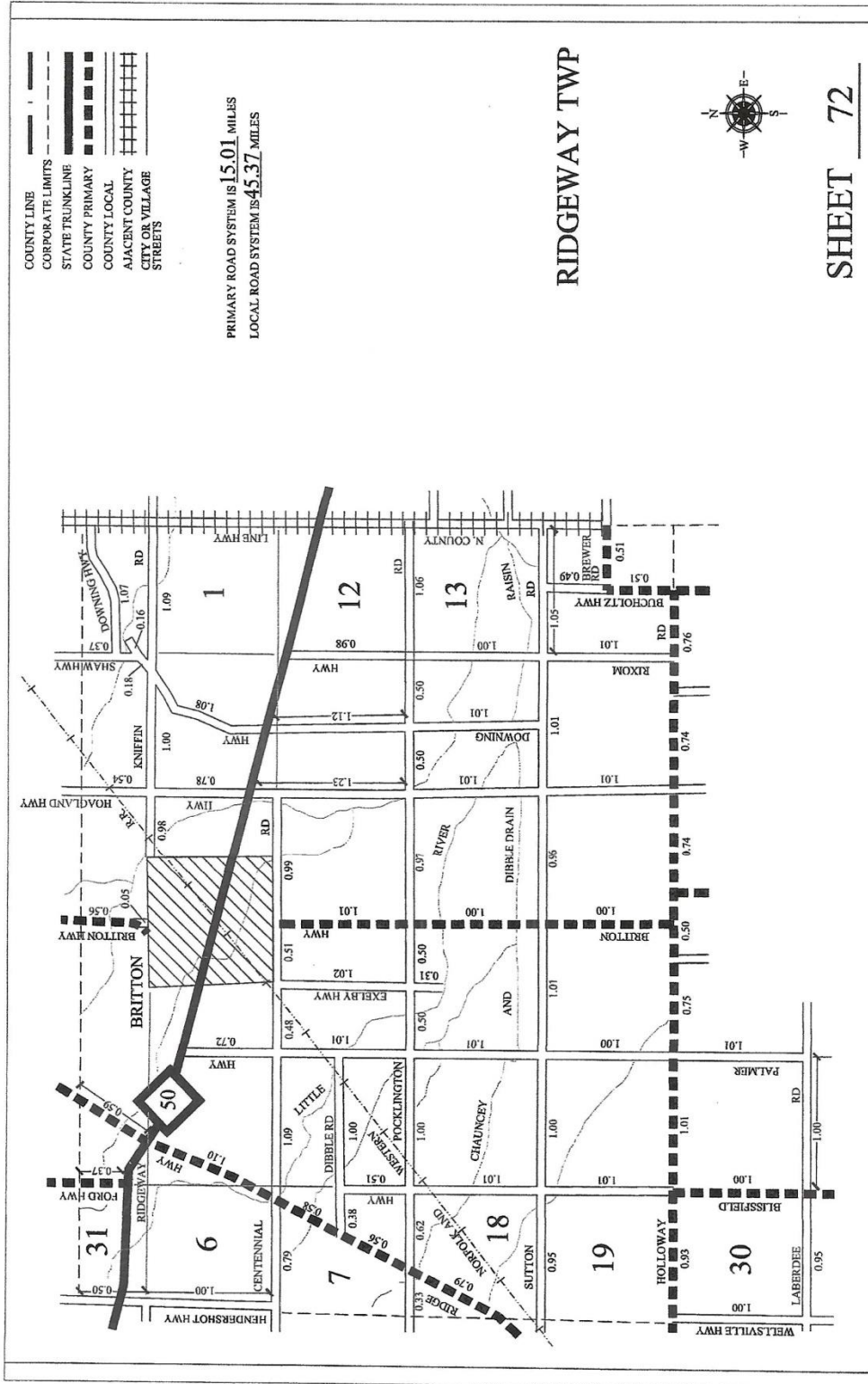
D. Master Plan Education

Citizen involvement and support will be necessary as the Plan is implemented. Local officials should constantly strive to develop procedures which make citizens more aware of the planning process and the day-to-day decision making which affects implementation of the Plan. A continuous program of discussion, education and participation will be extremely important as the Township moves towards realization of the goals and objectives contained within the Master Plan.

E. Plan Updates

The Plan is not and should not become a static document. The Township Planning Commission should re-evaluate and update portions of it on an annual basis. The Michigan Planning Enabling Act, PA 33 of 2008 requires that within five (5) years of adoption of the Master Plan, the Planning Commission must review the plan and determine whether to commence the procedure to amend the plan, or to adopt a new plan.

Appendix:

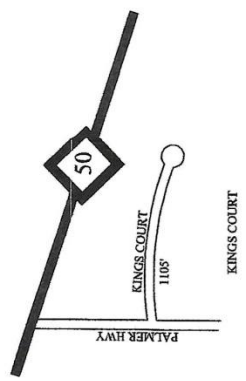


- COUNTY LINE
- CORPORATE LIMITS
- STATE TRUNKLINE
- COUNTY PRIMARY
- COUNTY LOCAL
- ADJACENT COUNTY
- CITY OR VILLAGE STREETS

33	34
4	3

32	33
5	4

TOTAL FEET 1105' EQUALS 0.21 MILES

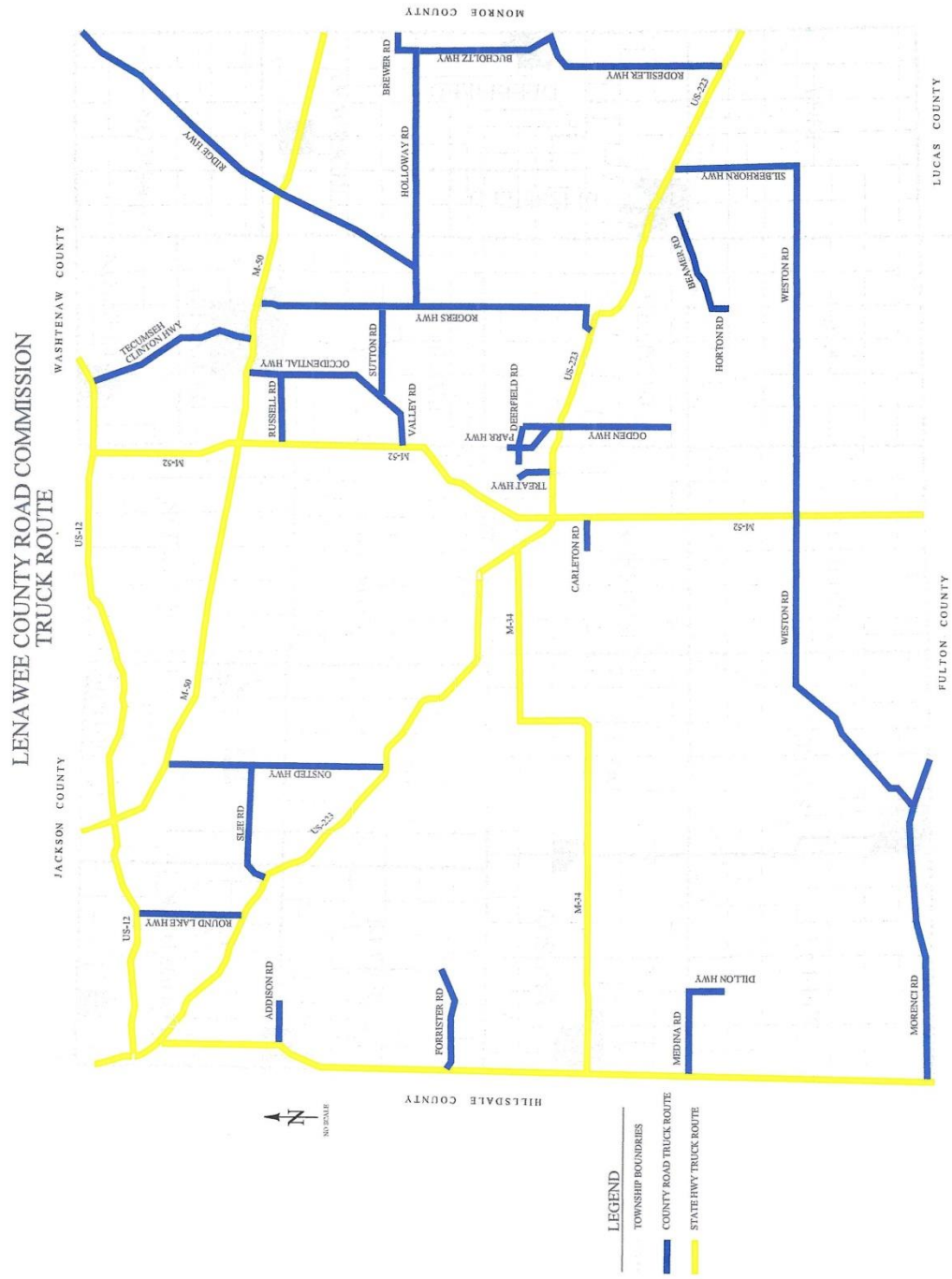


TOWNSHIP RIDGEWAY
 SECTION 4 T. 6S R. 5E
 COUNTY LENAWEE 46

4	3
9	10

5	4
8	9

SHEET 73



**Table 5.3
1978-1998 Lenawee County Land Use Acreage**

	Agriculture		Residential		Commercial		Industrial	
	1978	1998	1978	1998	1978	1998	1978	1998
Adrian Twp.	16,221.00	13,850.39	1,172.09	2,089.31	144.27	333.01	18.68	16.48
Adrian City	554.96	76.47	1,898.52	1,997.32	768.02	920.45	486.11	503.44
Blissfield Twp.	12,150.45	11,783.61	516.11	748.43	73.15	129.95	126.48	156.38
Cambridge Twp.	10,066.01	6,780.14	1,262.23	3,236.85	120.30	146.33	24.97	50.26
Clinton Twp.	8,878.14	7,397.25	633.96	1,387.48	147.11	129.67	99.04	163.53
Deerfield Twp.	15,196.15	14,974.26	169.39	416.25	29.29	48.27	19.49	30.55
Dover Twp.	18,436.15	17,326.27	152.61	622.58	26.01	40.11	0.00	7.90
Fairfield Twp.	23,977.80	23,722.45	238.56	546.12	7.86	11.91	34.43	35.77
Franklin Twp.	17,560.83	15,275.76	681.89	1,490.30	59.05	97.60	11.28	6.60
Hudson Twp.	17,221.76	14,364.78	723.49	1,097.67	219.88	130.92	24.99	126.94
Macon Twp.	19,068.42	17,849.75	211.38	971.20	52.06	78.83	0.00	2.69
Madison Twp.	14,119.60	12,299.18	952.39	1,738.35	240.24	363.13	206.61	357.04
Medina Twp.	25,809.47	24,863.70	124.97	356.68	14.90	5.20	0.00	11.50
Ogden Twp.	25,496.06	25,247.86	52.29	288.58	1.60	17.98	2.25	5.58
Palmyra Twp.	20,547.35	19,457.18	368.46	905.65	81.07	25.35	38.67	89.82
Raisin Twp.	17,123.36	14,455.95	1,462.71	3,028.61	59.97	75.04	272.81	202.15
Ridgeway Twp.	17,791.63	17,436.02	145.17	357.15	43.77	36.68	21.99	34.34
Riga Twp.	25,673.45	25,329.95	106.27	419.17	6.68	6.91	11.18	16.32
Rollin Twp.	14,360.21	12,427.66	657.36	1,383.73	69.46	74.35	12.86	18.48
Rome Twp.	17,977.41	16,359.80	254.16	955.11	10.96	19.59	11.35	2.27

