

Rollin Township Master Plan

2022 Edition

Adopted April 13, 2022



The 2022 edition of the Rollin Township Master Plan was adopted by the Rollin Township Planning Commission on March 3, 2022

A handwritten signature in cursive script, reading "Cheryl L. Walker", written over a horizontal line.

Rollin Township Planning Commission Secretary

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A handwritten signature in cursive script, reading "Denise", followed by a large stylized flourish, written over a horizontal line.

Rollin Township Clerk

Table of Contents

Rollin Township Master Plan / 2022 Edition

Chapters

1. Introduction	1
Why Plan	1
What is a Master Plan?	1
Master Planning Principles	1
Future Land Use and Zoning	2
Use of the Master Plan	2
Keeping the Plan Current	4
How Did the Plan Develop?	4
Who Will Implement the Plan?	4
Other Planning Efforts	5
2. Inventory	7
Physical Setting	7
Soils	7
Land Use Characteristics	8
Population and Housing Characteristics	8
General Population Characteristics	9
Gender and Age Structures	9
Population Projections	10
Educational Attainment	10
Labor Force Status	11
Commuting Characteristics	11
General Housing Characteristics	11
Occupancy	11
Household Size	12
Housing/Rental Costs	12
Service Facilities	13
Transportation Facilities	13
Sewer and Water Facilities	13
Other Utilities	13
Schools	13
Health Care Facilities	13
Police and Fire Protection	13
Emergency Medical Services	14
Historic Sites	14
Land Use Issues and Land Use Potential	14
3. Policies and Objectives	17
Agricultural Land Use Policy	17
Residential Development Policy	17

Commercial Development Policy	17
Industrial Development Policy	18
Environmental Policy	18
Facilities and Services Policy	18
Historic Preservation Policy	19
Miscellaneous Policy	19
4. Future Land Use	21
Future Land Use Plan	21
Agriculture and Open Space	21
Residential	21
Commercial	22
Light Industrial	23
Parks and Institutions	23
Historic Site Preservation	23
Zoning Plan	24
Zoning Districts	24
Dimensional Standards	26
Rezoning Criteria	26
Relationship to the Future Land Use Plan	27
Implementation Plan	28
Agricultural Land Use	28
Residential Land Use	28
Commercial Land Use	28
Light Industrial Land Use	29
Environmental Protection and Utilities	29
Recreation Land Use	29
Historic Sites	29
Appendices	
A. Maps	A-1
B. Historic Structures	B-1
C. Capital Improvements Programming	C-1

Introduction | Chapter 1

Rollin Township Master Plan / 2022 Edition

Why Plan?

Rollin Township and other municipalities have a vested interest in developing master plans. The master planning process provides an opportunity for the Township to develop an overall vision for the next 20 years and to conduct a comprehensive review of its facilities and the services it provides. A successful master plan also contributes to the public's 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) requires the Rollin Township Planning Commission to prepare and adopt a "master plan as a guide for development within the planning jurisdiction." The MPEA authorizes the 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; [and]
- 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 Rollin 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 that is kept up-to-date will help Rollin Township to become a highly desirable community in which to live, work, and visit.

Master Planning 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 as 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 local governmental officials to give direction for the future of Rollin Township. It should be reviewed periodically and altered as general conditions in the community 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 Rollin Township. The plan must realistically provide sufficient land area to meet the anticipated needs and demands of our 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 Rollin 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 future 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 Rollin 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 various factors, including:

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

The connection between the master plan and the zoning ordinance of Rollin Township is often misunderstood. Accordingly, the relationship between the plan's future land use map and the zoning map is a critical one. That link is established through the zoning plan element of the master plan.

Use of the Master Plan

Completion of the master plan is not the end of the planning process. Continuous and effective use of a Plan is necessary to ensure its validity. Failure to follow a 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 a 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).

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, new public buildings, and other public improvements. This information may be included in a Capital Improvement Plan (CIP). The CIP is a six-year plan, updated annually, for capital expenditures necessary to implement the plan.

Development of the CIP is the responsibility of the planning commission, with considerable input from its staff and consultants (e.g., engineers, planners, administrators, etc.). 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 Rollin 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 plan, these services may be noted in the parks and recreation plan.

A review of future land use is also important. If a 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 recreation grant programs at the state level, or federal recreation grants administered at the state level, the Michigan Department of Natural Resources (MDNR) requires municipalities to have a current (no more than 5 years old) parks and recreation plan. Rollin Township is included in the Greater Irish Hills Recreation Plan, currently under development.

Approval of a public way, space, building or structure

An often overlooked provision in state law is a requirement that the Rollin Township 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 positive actions 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 planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.

Keeping the Plan Current

An outdated 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. 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 the 2022 edition of the Rollin Township Master Plan.

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

- Planning commission meetings where the plan was included on the agenda (open to the public) as well as
- A public hearing on the master plan.

Who Will Implement the Plan?

Three distinct bodies in Rollin Township are charged with planning and zoning: the planning commission, the zoning board of appeals, and the legislative body. 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 Rollin Township Planning Commission. It is also charged with the development of zoning and other related ordinances (over which the Rollin Township Board has final authority). In this capacity, a committee was formed to meet with Region 2 Planning Commission staff to develop the master plan and liaison with the full Commission. 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 Rollin Township Zoning Board of Appeals (ZBA) decides dimensional variance requests (e.g., setback requirements). The ZBA also makes official interpretations of the zoning ordinance when the meaning or intent of the legislation is not clear. ZBA decisions are final. Appeals are made to the circuit court.

Legislative Body

The Rollin Township Board, as the legislative body for the municipality, is responsible for the passage of all ordinances, including the zoning ordinance and other planning-related legislation. They also appoint members to their planning commission and zoning board of appeals.

Other Planning Efforts

Township staff and other municipal committees may also undertake planning efforts on their own or in conjunction with the planning commission. These planning efforts may include housing, key transportation corridors, historical districts, and the 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.

Inventory | Chapter 2

Rollin Township Master Plan / 2022 Edition

Physical Setting

Rollin Township is located in northwestern Lenawee County (see Map 1). The Township is bordered on the east by Rome Township, the north by Woodstock Township, the south by Hudson Township, and on the west by Hillsdale County's Wheatland Township. Nearby urban areas include Adrian, Jackson, and Hillsdale. The topography of the Township is nearly level to gently rolling, with elevations generally ranging from 940 feet to 1,100 feet above sea level. Though there is much tillable land in Rollin Township, there are some areas where slopes are too steep to be suitable for agriculture. Concentrated residential and associated commercial development is located in the Manitou Beach-Devils Lake Census Defined Place (CDP), which extends into Woodstock Township.

Soils

There are three major soil associations in Rollin Township. The northeast quarter of the township consists of the rolling to hilly well-drained loamy sands and sandy loam soils of the Hillsdale, Spinks, Fox, Oshtemo, and Boyer series. These soils extend to the western shores of Devil's Lake. The western half of the Township consists primarily of the gently rolling to rolling well-drained and imperfectly drained loam soils of the Miami and Conover series. The soils in the southeastern portion of the Township include the undulating and rolling soils developed from limy clay loams, silty clay loams, and clays of the Morley, Blount, St. Clair and Nappanee series.

The Lenawee County Comprehensive Land Use Plan provided a study of soil conditions in Lenawee County. Among the topics considered were agricultural productivity, groundwater recharge areas, and soils suitable for septic tank absorption fields. The following paragraphs summarize the findings from the soil study for Rollin Township.

Agricultural Productivity. Map 2 reflects agricultural productivity in Rollin Township. It is based on a ranking system that was developed from the Lenawee County Soil Survey using production figures for all the crops generally grown in Lenawee County. Yields of corn, corn silage, winter wheat, oats, soybeans, and alfalfa hay were used. The map indicates that productive agricultural lands are primarily found in areas where good soils were deposited in times of glaciation during the most recent ice age.

Ground & Surface Water Resources. Groundwater recharge areas are shown in Map 3, which is based on information contained in the Lenawee County Soil Survey. The two principal factors that were used to generate the map were soil permeability and clay content but other factors were also considered including natural vegetation, underlying material, seepage, and presence of hydric (wet) soils. Though the map is useful on a township-wide basis, it is no substitute for field testing and direct knowledge of the area. The map identifies areas that are subject to pollution of ground waters and, therefore, areas that could be targeted if there is a desire to maintain and protect rural water supplies. The map indicates that most recharge areas are located near lakes, rivers and wetlands. This is not surprising because these water bodies act as natural groundwater infiltration areas. Map 3 also indicates the presence of wetlands, rivers and streams, county drains, and lakes.

Suitability for Septic Tank Absorption Fields. The Lenawee County Health Department developed a list of soils that are generally considered to be suitable, marginal and unsuitable for septic tank absorption fields. Principally, these soils percolate at an acceptable rate but the percolation rate must be high enough to dispose of liquid waste products but not so high as to contaminate the groundwater due to insufficient filtering. Map 4 is based on the Health Department'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 are found in the grainy gravelly soil in the northern half of the Township.

Land Use Characteristics

The land use pattern of Rollin Township indicates that it is a rural locale having a few areas of concentrated development. These areas include the incorporated Village of Addison; a portion of the Manitou Beach-Devils Lake Census Designated Place (CDP) which includes the unincorporated area of Manitou Beach as well as the shorelines of Devils Lake and Round-Lake; the Posey Lake shoreline; and the small unincorporated Village of Rollin.

Planners used assessing data compiled by the Township to estimate existing land use (see the Property Assessment maps in Appendix A) in Rollin Township in 2020.

- Agricultural — 200 parcels comprising 52% of assessed acreage.
- Residential – 2,288 parcels comprising 46% of assessed acreage.
 - Large-Lot Residential (≥5 acres) – 364 parcels comprising 41% of assessed acreage; *including 65 parcels of ≥40 acres comprising 20% of assessed acreage.*
 - Compact Lot Residential (<5 acres) – 1,904 lots comprising 5% of assessed acreage; *including 1,212 parcels of ≤0.25 acre comprising 1% of assessed acreage.*
- Commercial – 62 parcels comprising <1% of assessed acreage.
- Industrial – 3 parcels comprising <1% of assessed acreage.
- Exempt – 122 parcels comprising 2% of assessed acreage.

As the above listing indicates, Rollin Township contains significant agricultural land. However in comparison with other townships in Lenawee County, the acreage is small. Like many other townships in Lenawee County, Rollin Township lost agricultural land due to conversion to low-density residential uses. Map 6 shows the active cropland in Rollin Township in 1998. Generally, the active cropland is located in a belt running north-south in the middle portion of the Township as well as a smaller area in the south-east quarter.

Commercial land uses are significant in their convenience to Rollin Township residents, if not in the land area that they consume. Industrial land uses also employ residents and add to the tax base, but do not take up a significant portion of land in the Township.

The Township contains over six square miles of wetlands - more than any community in Lenawee County. The Township contains several lakes making up an additional 2.5 square miles of area. Together wetlands and surface water make up over one-quarter of the total area of the Township.

Map 7 depicts greenways in Rollin Township. It is based on the 1998 land use survey with potential greenways made up of forests, wetlands, rivers and lakes. There are continuous greenway links along the west portion of the Township and smaller areas in the area of Round Lake and Devils Lake.

Population and Housing Characteristics

The following is a summary of the demographic composition of Rollin Township and the Manitou Beach-Devils Lake Census Designated Place (CDP). The data pertain to the characteristics of the residents and households of the Township and the dwellings in which they reside. In some cases, historical data are presented to illustrate trends in the Township because better estimates can be made about the future of Rollin Township when the past is taken into consideration.

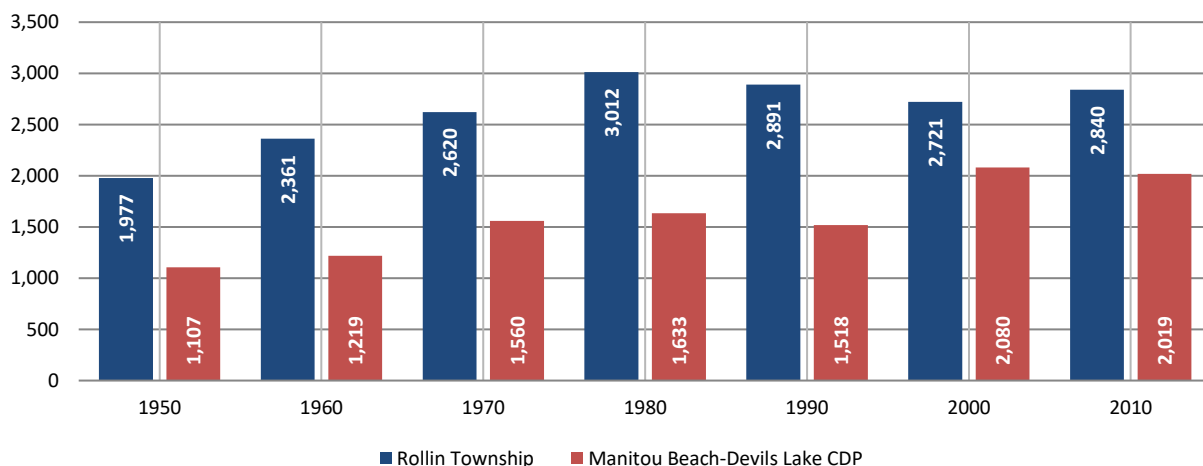
General Population Characteristics

Figure 1 illustrates the history of growth in Rollin Township (excluding the Village of Addison) since 1950. The Township had its largest period of growth during the 1950s when it grew 19.4%. During the 1960s and 1970s, the Township grew at slower but steady rates of 11.0% and 15.0%, respectively. During the 1980s and 1990s, the Township lost 4.0% and 5.9% of its population, respectively. The population grew by 4.4% during the 2000s. Over the course of the study period, the Township went from a population of 1,977 in 1950 to 2,840 in 2010 representing a 43.7% increase.

The US Census Bureau began using the term **Census Designated Place (CDP)** in 1950 to define unincorporated areas with dense concentrations of at least 1,000 people. CDPs have no legal status. The Manitou Beach-Devils Lake area has qualified as a Census Designated Place since 1950. The Manitou Beach-Devils Lake CDP is located in Woodstock Township as well as Rollin Township and the following data is provided for the entire CDP.

Figure 1 also shows that the Manitou Beach-Devils Lake Census Designated Place (CDP) experienced growth at almost twice the rate of Rollin Township from 1950 through 2010. The CDP grew 10.1% during the 1950s and 28.0% during the 1960s. During the 1970s, the CDP's growth rate fell to 4.7% and decreased by 7.0% in the 1980s. The population of the Manitou Beach-Devils Lake CDP grew by 37.0% during the 1990s and decreased by 2.9% in the 2000s. In summary, the CDP went from a population of 1,107 in 1950 to 2,019 in 2010, which represents an 82.4% increase, almost twice the growth rate of Rollin Township (43.7%) for the same time period.

Figure 1
Population Growth | 1950-2020



Gender and Age Structures

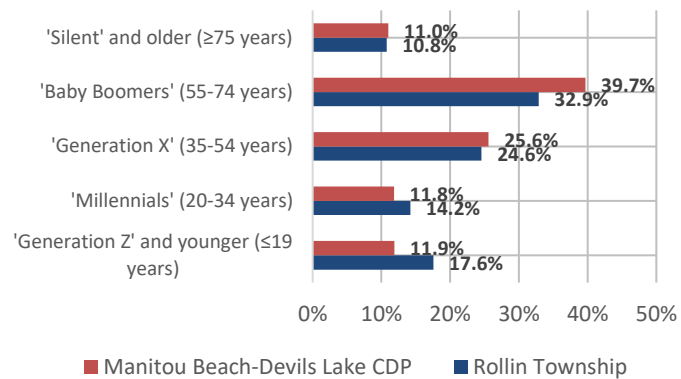
Men comprised an estimated slight majority (51.6%) of the population of Rollin Township, including the Village of Addison, for 2019 while women comprised an estimated slight majority (50.8%) of the population of the Manitou-Beach-Devils Lake CDP. The estimated median ages of the populations of the Township and the CDP were 51.0 and 55.4 years of age, respectively. Figure 2 displays the estimated age structure for Rollin Township and the Manitou-Beach-Devils Lake CDP. This information is based upon 2019 estimates from the American Community Survey (ACS).

Among the most striking features of the age structure in both areas is the large "bulge" of population in the age brackets from ages 55-74 (in 2019). This bulge represents the so-called "baby boom" generation, which began in the period following World War II. The oldest of the baby boomers started to become senior citizens beginning in approximately 2010. This may suggest policies, which encourage development of services that assist senior citizens (e.g., senior citizen centers, paratransit, nursing homes, etc.).

Population Projections

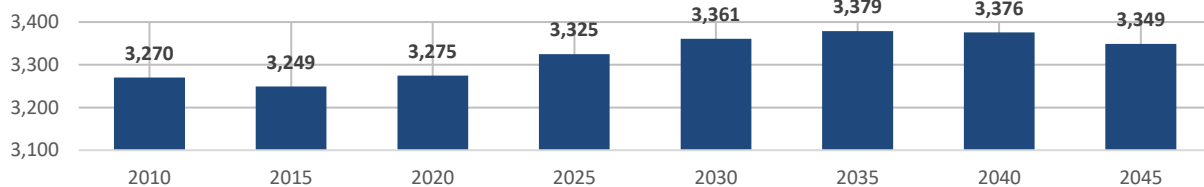
The population projections utilized in this plan were developed for the Michigan Department of Transportation's (MDOT's) statewide travel demand model. The 2015-2045 projections are grounded on Regional Economic Models Inc. (REMI) forecasts. Utilizing that information, it is reasonable to expect that the population will increase 3.1% between 2010 and 2045. The population is projected to be 3,325 people in 2025. The population will continue to increase to 3,379 people by 2035. After that, the population is projected to decrease to 3,349 by 2045.

Figure 2
Estimated Generations | 2019



The use of estimates provided by the US Census Bureau's **American Community Survey** provides more up-to-date demographics. Reporting jurisdictions the size of Rollin Township and the Manitou Beach-Devils Lake CDP are provided five-year average estimates on a regular basis. The reporting period utilized for this plan is 2019.

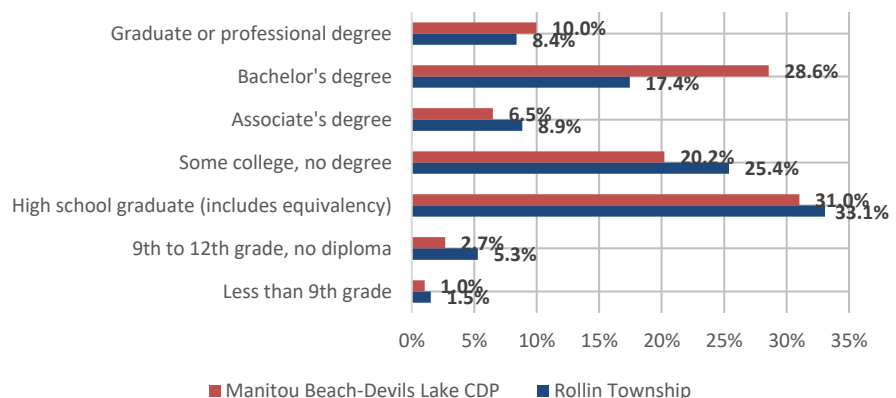
Figure 3
Population Projections | 2010-2045



Educational Attainment

Figure 4 displays the estimated educational attainment among Rollin Township and Manitou Beach-Devils Lake CDP residents age 25 and above in 2019. The overwhelming majority of residents in that age bracket were high school graduates in both the Township (93.2%) and the CDP (96.3%). More than a

Figure 4
Estimated Educational Attainment | 2019

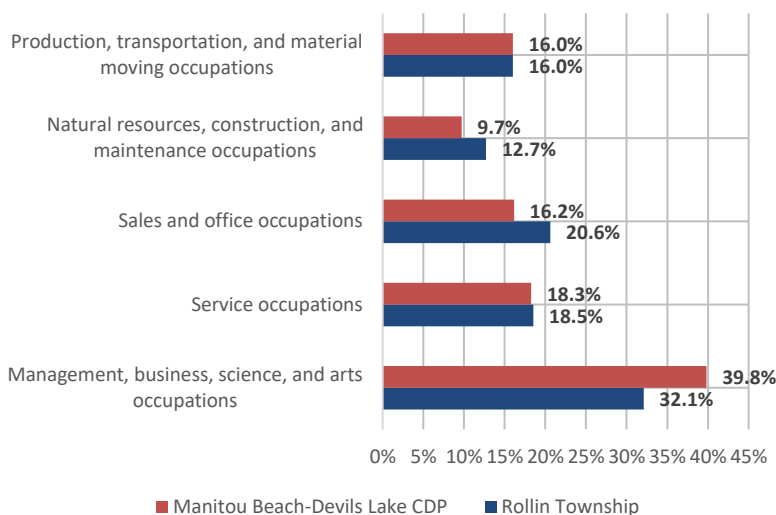


quarter of Rollin Township residents (25.8%) in that age bracket had earned a bachelor's degree or higher while more than a third of Manitou Beach-Devils Lake CDP residents (38.6%) had earned a bachelor's degree or higher.

Labor Force Status

Figure 5 shows the estimated employment by occupation for the workers living in Rollin Township, including the Village of Addison, and in the Manitou Beach-Devils Lake CDP in 2019. An estimated one-third of the workers living in the Township (32.1%) and the CDP (39.8%) were employed in management, business, science, and arts occupations. Less than one quarter of workers living in the Township (20.6%) and the CDP (16.2%) were employed in sales and office occupations.

Figure 5
Estimated Occupations | 2019



Commuting Characteristics

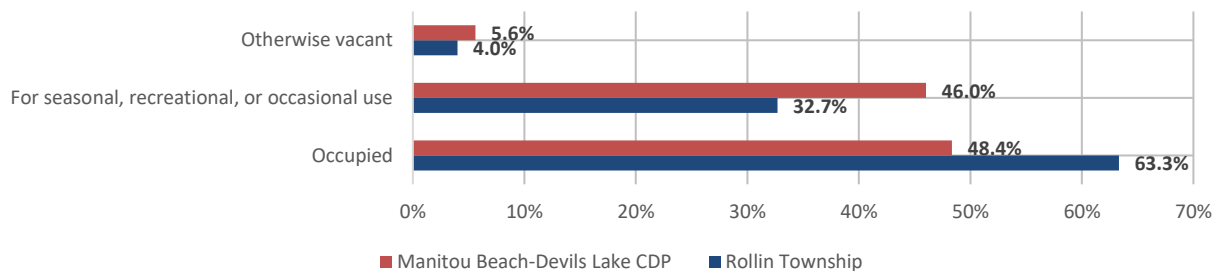
It is estimated that almost half of workers living in Rollin Township (45.0%), including the Village of Addison, and the Manitou Beach-Devils Lake CDP (48.5%) were employed in Lenawee County in 2019. Smaller percentages of workers living in the Township (43.8%) and the CDP (38.3%) were employed in another Michigan county. However, significant portions of workers living in the Township (11.2%) and the CDP (13.1%) were employed in another state. The estimated mean (i.e., average) travel time to work was 36.6 minutes for Township residents and 39.9 minutes for CDP residents in 2019.

General Housing Characteristics

Occupancy

It is estimated that almost two thirds of the dwelling units in Rollin Township (63.3%), including the Village of Addison, and almost half of dwellings in the Manitou Beach-Devils Lake CDP (48.4%) were occupied in 2019. An estimated one third of dwelling units in the Township (32.7%) and almost one half of dwelling units in the CDP (46.0%) were utilized seasonally, recreationally, or occasionally. Fewer Township dwelling units (4.0%) than CDP dwelling units (5.6%) were estimated to be otherwise vacant.

Figure 6
Estimated Dwelling Occupancy | 2019



Household Size

Household size is usually measured in persons per household. The ratio of persons per occupied housing unit is important for several reasons. The most important reason for planning purposes is that trends in persons per household indicate how much housing and land will be needed to accommodate changing levels of population. That ratio also has several other important implications:

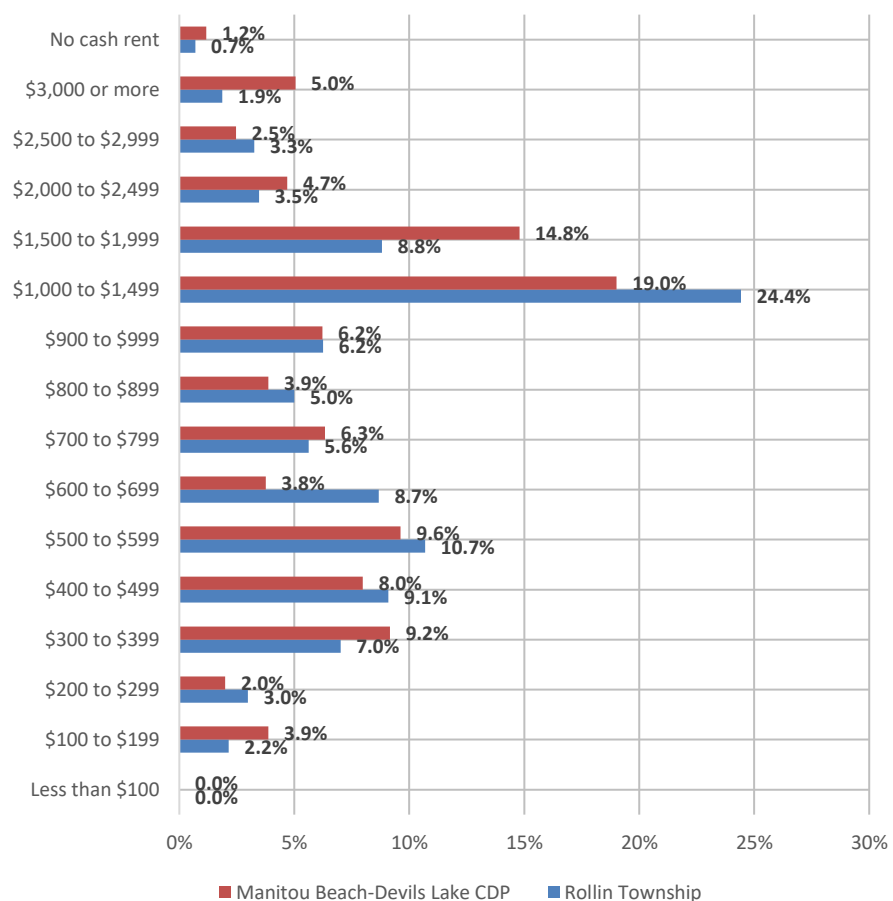
- The need for multiple-family vs. single-family housing;
- The number of households with children
- The number of senior citizens and other adults living alone; and
- The number of single people who choose not to marry.

The universal trend across the nation over the last several decades is for household size to shrink. This is true for Rollin Township whose average household size has decreased from 3.12 people per dwelling in 1970 to an estimated 2.26 people per dwelling in 2019. The average household size for the Manitou Beach-Devils Lake CDP in 2019 was 2.02 people. The average family household size for that time period was 2.79 people for the Township and 2.48 people for the CDP.

Housing/Rental Costs

Median monthly owner costs for dwellings with a mortgage was \$1,246 in Rollin Township and \$1,458 in the Manitou Beach-Devils Lake CDP. Median monthly owner costs for dwellings without a mortgage was \$506 in the Township and \$477 in the CDP. The median gross rent for rental dwellings was \$673 for the Township and \$544 for the CDP. It is estimated that the housing costs for almost one quarter of Rollin Township households (24.4%) and one fifth of Manitou Beach-Devils Lake CDP households (19.0%) were between \$1,000 and \$1,499 per month in 2019. Less than one quarter of Township (21.2%) and CDP households (23.0%) paid less than \$500 per month.

Figure 7
Estimated Monthly Housing Costs | 2019



Service Facilities

Transportation Facilities

Rollin Township is served by two state highways. US 127 is located on the western edge of Rollin Township and US 223 crosses its northeastern edge. US 127 provides access to the Ohio Turnpike, located further to the south as well as the City of Jackson and 1-94, located further to the north. US 223 provides access to Adrian and Toledo as well as the Ohio Turnpike. Other important east/west roads within the Township include Sandy Beach Road, Manitou Beach Road, Manitou Road, Rome Road, Burton Road and Forrister Road. Other important north/south highways are Rollin Highway, Devils Lake Highway, Round Lake Highway, Geneva Highway and Hallenbeck Highway. Map 8 indicates the Act 51 roadway classification of roadways within Rollin Township. Roadways are separated by function into state highways, county primary roads/city major streets, and local roads and streets.

Rollin Township is situated within close proximity to other major transportation facilities. For example, the Township is located within approximately 44 miles of Toledo Express Airport (in Swanton, OH), approximately 63 miles of Detroit Metropolitan Airport (in Romulus, MI), and approximately 22 miles of the AMTRAK train depot and the Greyhound bus station (in Jackson, MI.)

Sewer and Water Facilities

The Village of Addison provides public water service to its households and businesses, including those which are also located in Rollin Township. The water source for households outside of the Village is a private well.

Properties located in the Village of Addison and within the vicinity of the Village and the “Manitou Beach Village”/Devils Lake/Round Lake Area may be served by public sewer disposal facilities. The means of sewage disposal for the remaining households is with the use of a private septic system.

Other Utilities

Gas, electric, cable and telephone services are available in areas of Rollin Township.

Schools

The educational needs of Rollin Township are served by the public schools of Addison, Onsted and Hudson. Some students residing in the Township are enrolled in private schools. There are also a number of nearby colleges and a vocational school, including: Adrian College, Baker College of Jackson, Jackson College, Siena Heights University, Adrian College, Hillsdale College, and the Lenawee Vocational Technical Center (Lenawee County ISD).

Health Care Facilities

While there are a number of limited-range health care clinics available in Hudson, Brooklyn, and Adrian, Promedica’s new Charles and Virginia Hickman Hospital is located in Adrian Township; other comprehensive emergency rooms and hospitals are located in Jackson, Hillsdale, Toledo, and Ann Arbor. Senior care facilities are available in any of these communities.

Police and Fire Protection

Fire protection for Rollin Township is provided by the Addison Fire Department. Primarily a volunteer service, fire stations are located in Addison and Manitou Beach. Responders are on duty twenty-four hours a day, seven days a week, with one responder at the Addison firehouse and two on duty at the firehouse located on Round Lake Highway.

Emergency Medical Services

Emergency medical services are available twenty-four hours a day, seven days a week through the Addison Fire Department.

Historic Sites

In addition to the Village of Addison, “Manitou Beach Village,” and six other historic settlements are located in Rollin Township (see Map 10 and Appendix B). The Dr. Nathan Town House—which is on the Michigan State Historic Register—as well as eleven other structures of local historic significance and one historic marker commemorating Chief Metau are also located in the Township.

Land Use Issues and Land Use Potential

Rollin Township has several land use issues, but also has various assets which will help promote its growth and development. The following discussion focuses on these challenges.

The demographic information presented in the preceding pages indicates several trends and conditions that need to be addressed. Most, but not all, of the issues are the result of an older population, the high percentage of workers employed outside of Lenawee County, and the availability of leisure time.

- One issue is that the elderly population will continue to grow and facilities are necessary to accommodate their needs. Now that “baby boomers” are reaching retirement age, it is imperative to deal with this issue.
- Housing has been largely concentrated around the lakes in the Township leading to seasonal traffic and pedestrian congestion. Trends toward strip development, especially in agricultural areas, create poor land use patterns. Coupled with this trend are regulations at the County and State levels that dictate parameters for speed limits as well as the location of driveways and other facilities. The accessibility to utilities such as water, sewer, power and broadband internet will also affect the location of new development in the Township.
- The characteristics of the Township population provide opportunity for the Township to take the lead in preserving and expanding recreational land and opportunities, identifying and preserving historic sites and structures, and preserving prime agricultural land for the farming industry.
- The workforce trend is away from traditional occupations, and 55.0% of workers living in Rollin Township travel outside the County to find employment. The majority of workers are employed in management, office, and service jobs. This factor has some impact on housing, but can have an impact on the recreational desires of their households (e.g., the use of land, especially in lot size, and the availability of services such as shopping, and health care).

Although the above issues must be attended to, the Township has many assets that have the potential to influence and bring about future growth and development such as lakes, a sewer system, transportation facilities, and a rural environment.

- The large lake areas provide recreational opportunities and attractive living environments that draw many people to the area as full-time and part-time residents as well as seasonal visitors who can stimulate the local economy.
- The sewer system is a definite asset and also allows for new growth. Because of the highly-developed Manitou Beach-Devils Lake-CDP, new growth should be planned so that it does not increase or cause overcrowding problems.
- Access to the nearby cities of Hudson, Hillsdale, Jackson and Adrian is readily available using both county and state roads. Major interstate highways including I-94 and the Ohio Turnpike also provide area residents access to larger urban areas.

- Township growth and development could be stimulated by urban residents relocating to rural areas perceiving them to be safer and less stressful. Even while accommodating this growth, many parcels of land could be preserved for agricultural and open space uses.

The following sections of this document and the accompanying maps present policies and goals to achieve them. The goals are general and may or may not be of immediate urgency. The Land Use Plan shown on Map 9 is also generalized. It shows where future growth in the various land use categories should be considered over the next 25 years. In no case should the proposed land use be construed as final or absolute. Rather, the designations are meant to show the areas where the infrastructure will support that type of land use. The Land Use Plan does not represent zoning changes, but it is intended as direction for current and future Township officials as they contemplate the growth of the Township.

Policies and Objectives | Chapter 3

Rollin Township Master Plan / 2022 Edition

The preceding discussion of land use issues and Township assets in the Inventory Chapter has been a major factor in formulating the following policy statements and objectives for services and specific land uses in Rollin Township.

Agricultural Land Use Policy

Agriculture is an important part of the Rollin Township economy. Prime farmland (i.e., the most productive soils) in the Township should be preserved for agricultural use insofar as possible (see Map 2). Marginal farmland should be preserved as well, but development should be considered for this type of land. Open space preservation and other innovative zoning tools which can be used to preserve farmland while allowing for some additional development should be explored.

Objectives:

1. Best and most efficient use of productive agricultural land.
2. Preservation and conservation of the prime farmland in the Township
3. Limited development of the non-prime agricultural land
4. Concentrated Animal Feeding Operations (CAFOs) and other intensive farming operations should be required to comply with the Michigan Right to Farm Act (PA 93 of 1981, MCL 286.471 *et seq.*) and any applicable Generally Accepted Agricultural Management Practices (GAAMPs)

Residential Development Policy

Residential land uses should be developed in such a manner as to maintain an attractive and safe living environment which provides a mixture of housing opportunities while preserving the existing housing supply. New residences should be located in areas where they can be provided with the necessary services and where they will be compatible with adjacent land uses.

Objectives:

1. New residential development in all appropriate areas of the Township should conform to this Master Plan and be consistent and compatible with adjacent land uses.
2. Subdivisions and other areas of concentrated residential development should be encouraged to locate where adequate sanitary sewer service is available. Such development should be discouraged outside of areas with soils that are suitable or marginal (see Map 4) for septic tanks unless a public or private wastewater treatment service is provided.
3. Residential development should be located in areas with good access to appropriate transportation services (see Map 8).
4. Strip development—defined as development that takes place along existing road frontage and leaves the back lands unusable or inaccessible—should be discouraged.
5. Encourage new residential development near existing developed areas in order to allow for more efficient use of services.

Commercial Development Policy

Commercial land uses should be located in close proximity to the public they serve (e.g., mixed, local, and highway) and be of such diversity that the needs and desires of the public are met. Commercial development should be concentrated in districts and “spot zoning” should not be allowed. However, areas of mixed residential and local commercial uses should be encouraged where appropriate.

Objectives:

1. Clustered concentrations of local commercial development should be located near areas of concentrated residential development in order to better provide for the immediate needs of residents and other businesses.
2. Encourage the location of highway commercial areas at the intersection of major streets and roads so as to provide good accessibility from several directions.
3. Commercial development near residential areas should be compatible with the area and not adversely affect the value of residential areas.
4. Encourage the redevelopment of vacated commercial buildings and land, where appropriate.
5. Mixed use districts comprised of residences and local commercial should be encouraged, where appropriate, with careful consideration given to parking, architecture and existing property owners.

Industrial Development Policy

Industrial development affords employment opportunities for Township residents and strengthens the local tax base. Maintaining existing industry and allowing for a limited amount of industrial land uses promotes the growth of the Township.

Objectives:

1. Industrial development should be limited to those areas, which have access to community facilities and services including, but not limited to, adequate electricity, sanitary sewer and water.
2. New industrial development should be limited to those areas that have access to adequate roads.

Environmental Policy

The abundance of lakes, streams and wetlands are an asset to the Township because they provide many and varied recreational opportunities as well as contribute to its ecological health. Preservation of those ecosystems will enhance the Township and provide for the future financial stability of the Township.

Objectives:

1. Water sources and other ecologically sensitive areas (see Map 3), as well as scenic areas, should be buffered from encroachment by residential, commercial, industrial and service development.
2. Concentrated development should only be encouraged in areas where potential water pollution will be mitigated by appropriate soil types (see Map 4) or a sanitary sewer service.
3. Farms and other agricultural enterprises should be encouraged to employ Generally Accepted Agricultural Management Practices (GAAMPs).
4. Wetlands (see Map 3) are critical to the future of the lakes within the Township. The Township should have the authority to require a "Wetland Delineation Report," wherever it is deemed appropriate.

Facilities and Services Policy

Access to electrical power and internet service is generally good throughout the Township. Sanitary sewer service is available to residents and businesses within the vicinity of Devils Lake, Round Lake and Posey Lake. Promedica's new Charles and Virginia Hickman Hospital is located in Adrian Township. Health services are also available in nearby Adrian, Tecumseh, Brooklyn, Hudson, Onsted and Jackson, all within 15 to 25 minute drive from Rollin Township. Fire and ambulance service is available to all residents of the Township. The many lakes provide recreational opportunities to both adults and youth.

Boat launches and other park and recreation facilities are located within the Township by a variety of public agencies. The Township is also home to several cemeteries.

Objective:

1. Although there are senior assisted living facilities in Adrian, Jackson and Morenci, a quality senior assisted living facility may be considered in the future.
2. A countywide non-motorized master plan was developed by Connecting Lenawee. The Township should work with that organization to plan for potential non-motorized trails which will benefit residents of the Township and countywide.

Historical Preservation Policy

The Township has a rich history that includes several old one-room schoolhouses, a station on the “Underground Railroad” (see Appendix B), and other significant historic features. These assets are worth preserving so that residents and visitors can understand the contribution of past generations and how the Township developed.

Objectives:

1. Continue to identify sites of historic interest and encourage the preservation of all historic sites.
2. Collect and preserve artifacts and memorabilia, which commemorate historic events associated with the Township and investigate the acquisition of a building to house such artifacts and memorabilia.
3. Explore the feasibility of forming a Historic District Commission or some other type of historical preservation organization.

Miscellaneous Policy

It is the intent of this Master Plan to encourage orderly, safe and aesthetically pleasing development throughout Rollin Township. Objectives regarding non-conforming land use, walkways and public accesses that were not readily accommodated in previous sections of the plan are set forth under this general category.

Objectives:

1. Discourage non-conforming land uses. If a current use of land does not conform to Rollin Township’s zoning ordinance it should be so noted, and when the use has been discontinued, future uses should conform to the zoning that is in place.
2. The Township should consider providing walkways around the lakes, through other recreational areas, and within local and mixed use commercial areas.
3. There are several public access points to the lakes in the Township. As finances permit, the Township should consider preserving, maintaining, and improving public access.

Future Land Use | Chapter 4

Rollin Township Master Plan / 2022 Edition

Future Land Use Plan

The Future Land Use Plan for growth and development in Rollin Township is based on the existing characteristics of the community, identified land use issues and land use potential, and the resulting policies and objectives. In order to guide the Township toward coordinated and orderly growth in the future, this plan designates specific areas for each of the following types of land use (see Maps 9a-c).

Agriculture and Open Space

The Future Land Use Plan recognizes the predominantly rural character of the Township. The importance of agricultural activities, especially where agriculturally productive soils are present, is also recognized (see Map 2). Open space and sparse residential development is planned for marginal farmland as well as active agriculture. Properties within the vicinity of the Township's various lakes and settlements are set aside for other uses.

Residential

The Future Land Use Plan recognizes the need to provide a variety of housing types for the full-time and seasonal residents of the Township. Two broad types of residential development are planned:

Low Density Residential. Single family residential areas are intended to accommodate conventional single-family homes. The Plan recommends low density residential development within the general vicinity of Township's various lakes and "Rollin Village". Low density residential areas in Rollin Township are as follows:

- **"Manitou Beach Village"/Devils Lake/Round Lake.** This is the largest residential area in the Township. It is comprised almost entirely of single-family homes and is within the sanitary sewer service area. It will likely continue as the major residential area in the Township. The area has good transportation facilities and shopping opportunities, and the two lakes offer a unique recreational attraction for residential development.
- **Posey Lake.** This area is recognized as a residential area because of the existing residential development extending up Posey Lake Highway, north of Plank Road.
- **Horseshoe Lake/Little Round Lake.** Limited single-family development is proposed for the area surrounding these two small lakes.
- **"Rollin Village".** Low density residential development is proposed to the west of Rollin Highway because of the existing residential development in the area.

Medium Density Residential. Medium density residential areas include single-family homes on small lakefront properties, manufactured housing parks, two-family dwellings, and various multiple-family developments (i.e., townhouses, apartment buildings and condominiums). The Plan recommends medium density residential development for those properties that are adjacent to Devils Lake, Round Lake, and Posey Lake, other properties in close proximity to those lakes, and a portion of "Rollin Village." No suggestions for new moderate density residential have been incorporated in the Plan. Medium density residential areas are as follows:

- **"Manitou Beach Village"/Devils Lake/Round Lake.** This is part of the larger residential area surrounding the lakes mentioned above. It is predominantly comprised of single-family homes on very small lakefront lots and other small lots adjacent to the lakefront properties.
- **Shady Shore Drive.** This building is a six (6) unit condominium.

- **Elm Street, “Manitou Beach Village.”** This building is a six (6) unit condominium known as “Lakeview Beach.” A similar development, adjacent to the west, is under construction at the time this plan was written.
- **Main Street, “Manitou Beach Village.”** Main Street, bordered on the south by Manitou Road and on the north by Walnut Street.
- **Mills Road near Round Lake Highway.** This six (6) unit one story brick apartment building has been at this location for many years.
- **Devils Lake Highway.** This Manufactured Housing Park is located in the northwestern sector of Devils Lake near the dam and the public boat launch and in the sanitary sewer service area.
- **Manitou Road near Round Lake Highway.** This Manufactured Housing Park is located on the south side of Manitou Road and is located in the sanitary sewer service area.

Commercial

The Future Land Use Plan recognizes the need to provide for commercial activities which benefit residents and visitors as well as people who are simply traversing the Township. Several types of commercial development are planned:

Mixed Use. The mixed use area is intended to accommodate small businesses designed to serve residents and visitors as well as a mix of dwelling units and residential structures. The Plan recommends that a mixed use development be located within the general vicinity of “Manitou Beach Village” and described as follows:

- **Mixed Use District, “Manitou Beach Village.”** This mixed use area is located on both sides of North Lakeview Boulevard, which extends between Devils Lake Highway and the western shore of the Devils Lake.

Local Commercial. Local commercial areas are intended to accommodate small businesses designed to serve local residents and visitors to the Township. The Plan recommends local commercial development within the general vicinity of Township’s various lakes and “Rollin Village. Local commercial areas are as follows:

- **Devils Lake Highway at the Dam.** This local commercial area is located in the vicinity of the dam along Devils Lake Highway and includes a watercraft/snow mobile sales and service, storage, and other retail sales.
- **Elm Street, Manitou Beach Village.** This local commercial area is located on the north side of Elm Street, to the west of Manitou Beach Holding, LLC, and is currently vacant.
- **Devils Lake Highway, Manitou Beach Village.** This local commercial area is located on the west side of Devils Lake Highway between Manitou Beach Road and Elm Street.
- **Round Lake Highway & Mills Road.** This local commercial area contains a restaurant on the northeast corner of the intersection, which has existed at the location for a number of years.
- **Manitou Road near Townley Highway.** This small commercial area, containing self-storage units, which have existed for a number of years, is located to the east of Townley Highway on the south side of Manitou Road.
- **“Rollin Village.”** Local commercial development is proposed to the east of Rollin Highway because of the existing commercial development in the area.

Highway Commercial. Highway commercial areas are intended to accommodate the traveling public as they pass through the Township. The Plan recommends highway commercial development within the general vicinity of Township’s various lakes. The highway commercial area is described as follows:

- **Business District.** The highway commercial area is located on both sides of Manitou Road between Round Lake Highway and Greens Cemetery.

Light Industrial

The Future Land Use Plan recognizes the opportunity for a limited amount of small scale industrial enterprises in the Township. Light industrial areas are described as follows:

- **US 127.** This industrial area is immediately adjacent to the southern village limits of Addison along US 127.
- **“Rollin Village.”** This light industrial area is located at the intersection of Rollin Highway and Forrister Road, containing a vacant welding enterprise and a saw mill.

Parks and Institutions

The Future Land Use Plan recognizes the need to provide for parks and other institutions for the benefit of residents and visitors. Several types of parks and institutions are planned:

Public Parks and Recreation Facilities. Public parks and recreation facilities are intended to serve local residents and visitors to the Township. The Plan recommends such facilities within the general vicinity of the municipality’s various lakes as well as throughout the Township. Public Parks and Recreation Facilities are as follows:

- **Tibbs Memorial Park.** Tibbs Memorial Park is a township recreation facility located in “Manitou Beach Village” on the north side of Manitou Road near Townley Highway.
- **Ramsdell Nature Park.** Ramsdell Nature Park, is a County recreation facility located in the southeastern corner of the Township at the intersection of Glenn Hill Highway and Forrister Road. The natural area provides nature trails, picnicking and other related recreational opportunities to area residents.
- **Round Lake Boat Launch.** Rollin Township provides a public boat launch for Round Lake on Round Lake Highway.
- **Devils Lake Boat Launch.** The Department of Natural Resources provides a boat launch for Devils Lake on Devils Lake Highway, north of Manitou Beach Road near the dam.

Cemeteries. Cemeteries are intended to serve local residents and their families and friends. The Plan recognizes such facilities within the general vicinity of “Manitou Beach Village” as well as throughout the Township. Cemeteries are as follows:

- **Greens Cemetery.** Greens Cemetery is located in the vicinity of “Manitou Beach Village” on the northwest corner of the intersection of Manitou Road and Shady Shore Drive.
- **Rollin Friends Cemetery.** Rollin Friends Cemetery is located on the east side of North Rollin Highway, north of Rome Road.
- **Rollin Center Cemetery.** Rollin Center Cemetery is located on the south side of Rome Road, west of Shierson Highway.

Historic Site Preservation

A variety of historic sites have been identified in Rollin Township (see Map 10 and Appendix B) in order to preserve as much of the Township’s history as possible. As new information becomes available and additional historic sites are identified, they should be added to the map. None of those sites are owned by the Township nor are they open to the general public.

Zoning Plan

The Master Plan provides the legal basis for zoning in Rollin 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 Rollin 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" in Rollin Township (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

Articles VII through XVII of the zoning ordinance establish and define the following zoning districts (please see the Maps 9a-c):

Agricultural District (AG) — The intent of this district is to set aside land suitable for agricultural development and agricultural related uses in order that land containing agricultural value should be preserved because it is a vital resource; indiscriminate urbanizing of agricultural lands adversely affects the remaining owners of land pursuing agricultural endeavors by creating urban land values.

Rural Residential District (RR) — The intent of this district is to permit the urbanization of lands that have a lesser degree of agricultural value and which are not expected to have public utilities available to them for many years, to satisfy the demand for non-farm residences within a rural environment without unduly contributing to uneconomical urban sprawl conditions and to encourage acreage zoning as a means of preventing erosion and sedimentation in certain areas of the Township where topographical conditions are such that the removal of vegetation cover would constitute a pollution problem.

Single Family Residential Districts (R-1 & R-2) — The single family residential districts are established as districts in which the principal use of land is for single family dwellings. In promoting the general purpose of this Ordinance, the specific intent is to encourage the construction of, and the continued use of the land for single family dwellings; to prohibit business, commercial or industrial use of the land, and agricultural operations, and to prohibit any other use which would substantially interfere with development or continuation of single family dwellings in the district; to encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this Ordinance; to discourage any land use which would generate traffic on minor streets other than normal traffic to serve the residences on those streets; and to discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply, and sewerage, substantially in excess of such requirements and costs if this district were developed solely for single family dwellings.

Lake Residential Districts (LR) — This district is designed to preserve and enhance areas which are suitable for lakefront residential development, principally single family dwellings at moderate densities with consideration to protecting the lake waters from potential pollutants; including Devils Lake, Round Lake, Horseshoe Lake, Little Round Lake, and the Posey Lakes.

Multiple Family Residential Districts (RM) — The multiple family residential district is designed to permit a more intensive residential use of land with various types of attached single family houses, two-

family dwellings, townhouses, condominiums, and garden apartments. 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 Township.

Manufacture Housing Park District (RMH) — The intent of the Manufactured Housing Park District is to encourage a suitable environment for persons and families that by preference choose to live in a manufactured home rather than a conventional single-family structure. In keeping with the occupancy characteristics of the contemporary manufactured homes, this Article establishes low density standards and permitted uses that reflect the needs of residents in the District.

Local Commercial District (C-1) — The local commercial district is intended to permit retail business and service uses which are needed to serve the nearby residential areas. In order to promote such business developments so far as is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, or heavy traffic. The intent of this district is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby to promote the best of land at certain strategic locations and to avoid encouraging marginal strip, business development along heavily traveled roads.

General Commercial District (C-2) — The general commercial district is intended to permit a wider range of business and entertainment activities than permitted in the local commercial district. The permitted uses would not only serve nearby residential areas, but also customers farther away for types of businesses and services usually found in community shopping centers. These uses would generate larger volumes of vehicular traffic, would need more off-street parking and loading, and would require more planning to integrate such a district with adjacent residential areas. Such a district reflects existing shopping concentrations, other commercial uses along major highways, and desired future centers which are needed to serve adequately the future population of the Township.

Highway Service Commercial District (C-3) — The highway service commercial district is intended to be that district which permits an extensive business use along heavily traveled highways. The permitted uses would require large parcels of property and would serve the general needs of all local residents. The purpose of this district is to provide a development pattern along designated major highways which will not create unsafe conditions by allowing numerous curb cuts along the highway. Access onto the major highway should be limited to permit more extensive use of the property without substantially contributing to traffic hazards along the highway.

Commercial Recreation District (CR) — The commercial recreation district is intended for those areas oriented towards outdoor recreation uses and at the same time interested in the preservation of the natural features of the land. The uses permitted in this district are very often seasonal in nature and serve large numbers of people. As a result, good accessibility is necessary as is adequate space on the site for off-street parking facilities.

Industrial District (M-1) — The industrial district is intended to provide desirable areas in the Township to be primarily used for a manufacturing, assembling and fabrication operation, including large scale or specialized industrial operations requiring good access by road and/or railroad, and needing special sites or public and utility services. Reasonable regulations apply to users in this district so as to permit the location of industries which will not cause adverse effects on residential and commercial areas in the Township.

Dimensional Standards

The following bulk, height, and setback restrictions for each district are included in the zoning ordinance (Art. XX).

Zoning District	Lot Requirements			Min. Yard Requirements			Max Bldg Height Requirements	Min Floor Area Per Dwelling Units
	Min Lot Area	Min Lot Width	Max Lot Cov	Front	Side	Rear		
Agricultural (AG1)	5 acres	300'	10%	60 ft	60 ft	60 ft	35 ft	720 sf.
Rural Residential (RR)	1 acre	150'	20%	40 ft	20 ft	50 ft	35 ft	720 sf.
Single-Family Residential (R-1)	10,000 sf	70'	30%	35 ft	10 ft	40 ft	35 ft	720 sf.
Single-Family Residential (R-2)	15,000 sf	100'	30%	35 ft	10 ft	50 ft	35 ft	720 sf.
Lake Residential (LR)	6,000 sf	50 ft	35%	50 ft	10 ft	20 ft	35 ft	720 sf
Multiple-Family Residential (RM)	--	--	30%	35 ft	20 ft	35 ft	35 ft	--
Local Commercial (C-1)	--	--	--	30 ft	--	30 ft	35 ft	
General Commercial (C-2)	--	--	--	40 ft	--	30 ft	35 ft	
Highway Service Commercial (C-3)	--	--	--	50 ft	--	40 ft	35 ft	
Industrial (M-1)	--	--	--	50 ft	20 ft	50 ft	35 ft	
Commercial Recreation (CR)	--	--	--	50 ft	20 ft	50 ft	35 ft	

Rezoning Criteria

The most common zoning application of the Master Plan is during the rezoning process. Accordingly, a rezoning should be required to meet set criteria in order to be considered consistent with the Master Plan. The following standards satisfy this requirement:

- 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 any 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 Map

The remainder of this section equates the various zoning districts included on the zoning map (see Map 11) with the various categories included on the future land use map.

Agriculture & open space area — The following agriculture and open space area is included on the future land use map:

- **Agriculture & open space area** — An agricultural and open space area is addressed generally on the future land use map. The following zoning districts equate to those areas:
 - **AG** — Agricultural District
 - **RR** — Rural Residential District

Residential areas — The following residential areas are included on the future land use map:

- **Low-density residential areas** — Low-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - **R-1** — Single Family Residential District
 - **R-2** — Single Family Residential District
- **Medium-density residential areas** — Medium-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - **LR** — Lake Residential District
 - **RM** — Multiple-Family Residential District

Commercial areas — The following commercial areas are included on the future land use map:

- **Mixed use area** — A mixed use area is addressed generally on the future land use map. There is currently no zoning district which equates to an area of mixed residential and local commercial uses. One must be created in order to implement this proposed mixed use area.
- **Local commercial areas** — Local commercial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - **C-1** — Local Commercial District
 - **C-2** — General Commercial District
 - **CR** — Commercial Recreation District
- **Highway service commercial areas** — Highway service commercial areas are addressed generally on the future land use map. The following zoning district equates to those areas:
 - **C-3** — Highway Service Commercial District

Industrial Area — The following industrial area is included on the future land use map:

- **Light industrial areas** — Light industrial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - **M-1** — Industrial District

Parks & Institutions — The following areas of parks and institutions are included on the future land use maps:

- **Parks & Institutions** — Parks and institutional areas are addressed generally on the future land use maps. There is currently no zoning district which equates to parks and institutions, nor is one anticipated.

Implementation Plan

Land use issues, land use potential, and land use policies and objectives have been analyzed and discussed in this document. These assessments have resulted in a Master Plan that will guide the future growth and development of Rollin Township. Implementing the Master Plan may necessitate changes to the Rollin Township Ordinance including, but not limited to, both text amendments and zoning adjustments. Also, other pertinent Township policies may also need to be addressed. The following issues and opportunities should be investigated further and considered by the Planning Commission and Township Board.

Agricultural Land Use

1. Encourage active agricultural production on those properties which contain the most productive agricultural soils (see Map 2) and/or are currently farmed (see Map 6).
2. Scattered single family residential and the other uses that are normally allowed in residential districts (e.g., parks, churches, etc.) should be encouraged to develop on properties with marginal farmland and/or that have not been farmed recently. Those uses should also be clustered in order to preserve farmland and rural open space.
3. The Township may wish to include areas recommended for rural residential uses in future editions of this plan.

Residential Land Use

1. Review the Zoning Ordinance and make needed changes to the various regulations in order to bring it into greater conformance with this edition of the Master Plan.
2. Establish areas that could be connected to the existing sanitary sewer system and designate them for future residential development in the next edition of the Master Plan and on subsequent zoning maps (when applicable).
3. Encourage new residential homes to be clustered along primary road and paved local roads (see Map 8). Linear residential development along those roadways should be discouraged, especially in agricultural areas.
4. Reduce access points (i.e., driveway entrances) to new developments, require interior connections (i.e., access points) between adjacent developments, and require easements to accommodate future service roads for all new residential construction.

Commercial Land Use

1. “Manitou Beach Village” provides a unique opportunity for the Township to develop an attractive mixed use shopping and residential area that could become a “destination” (i.e., recognized place) for visitors and residents. The proposed area, located on both sides of North Lakeview Boulevard, is identified as “mixed use” of the future land use map (see Map 9b). Consider the possibility of enlarging this area when the need arises.

Light Industrial Land Use

1. Light industrial development should be limited to US 127 south of the Village of Addison (see Map 9a) and on the north end of “Rollin Village.”

2. New industrial development should be limited to the area along US 127 south of Addison.

Environmental Protection and Utilities

1. Require public or private sanitary sewer collection systems and waste treatment facilities in all developments in which conventional septic systems are not feasible and/or a detrimental effect on the Township's ground and surface waters (see Map 3) is likely to occur.
2. Identify areas that could be connected to the existing sanitary sewer system and designate them for future residential development in the next edition of this Master Plan and on subsequent zoning maps when applicable.
3. Adopt a Wetlands Protection Policy to protect and preserve the health of the lakes and other surface waters within the Township (see Map 3).

Recreational Land Use

1. Inform land owners that the Township welcomes donations of land and/or easements to be set aside for recreational purposes.
2. Consider making improvements to the Township owned property located at the eastern end of North Lakeview Boulevard. An expansion of the property to make a pedestrian park has been proposed.
3. Work with Connecting Lenawee to plan for potential non-motorized trails which will benefit residents of the Township and countywide.
4. If the abandoned railroad bed on the west side of Devils Lake Hwy becomes available, the Township should consider building a walking/biking trail similar to the trail between Adrian and Tecumseh.
5. Add pedestrian access to the two (2) bridges over the channels between Round Lake and Devils Lake on Round Lake Highway when opportunities arise.

Historic Sites

1. Prepare a list of known historic sites within the Township by working with the County and local historical societies and other authorities on local history.
2. Place historic sites under Township ownership or control by easement whenever that action makes sense for the Township and the property owner. Alternately, consider adopting a historic preservation ordinance, which would have review authority regarding changes to the exterior of structures located in identified historic districts.
3. Consider working with land owners to place local "historical markers" on all significant historic sites within the Township.

Mapping | Appendix A

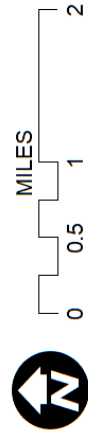
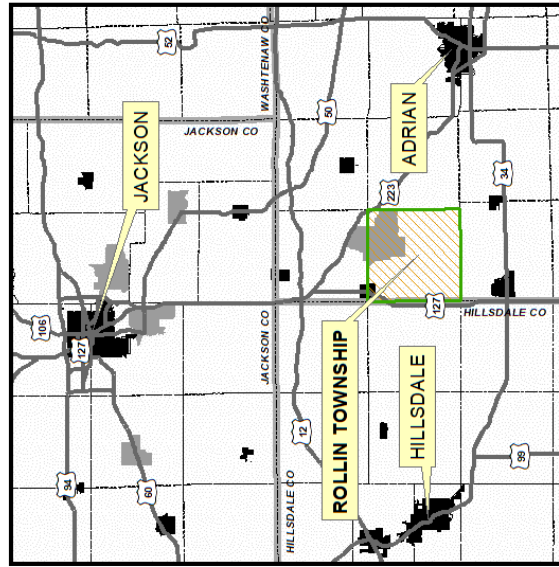
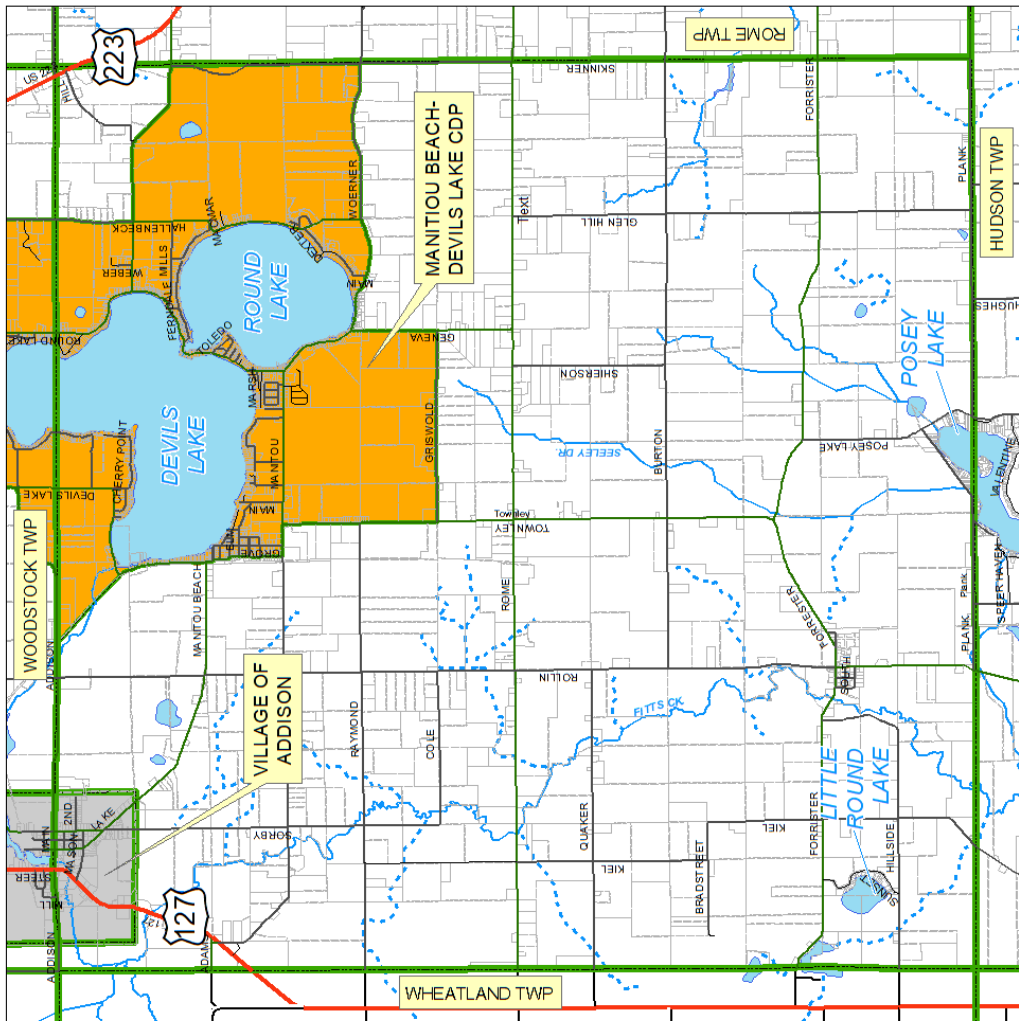
Rollin Township Master Plan / 2022 Edition

Maps

1. Base Map	A-3
2. Agricultural Productivity	A-4
3. Ground & Surface Water Resources	A-5
4. Suitability for Septic Tank Absorption Fields	A-6
5. 2020 Property Assessment	A-7
6. 1998 Active Crop Land	A-8
7. Greenways	A-9
8. Roadways	A-10
9a. Future Land Use Full Township	A-11
9b. Future Land Use “Manitou Beach Village”	A-12
9c. Future Land Use “Business District”	A-13
10. Historic Sites	A-14
11. Zoning (5/8/19)	A-15

ROLLIN TOWNSHIP MASTER PLAN

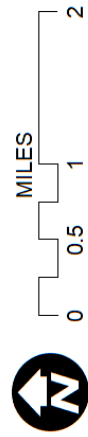
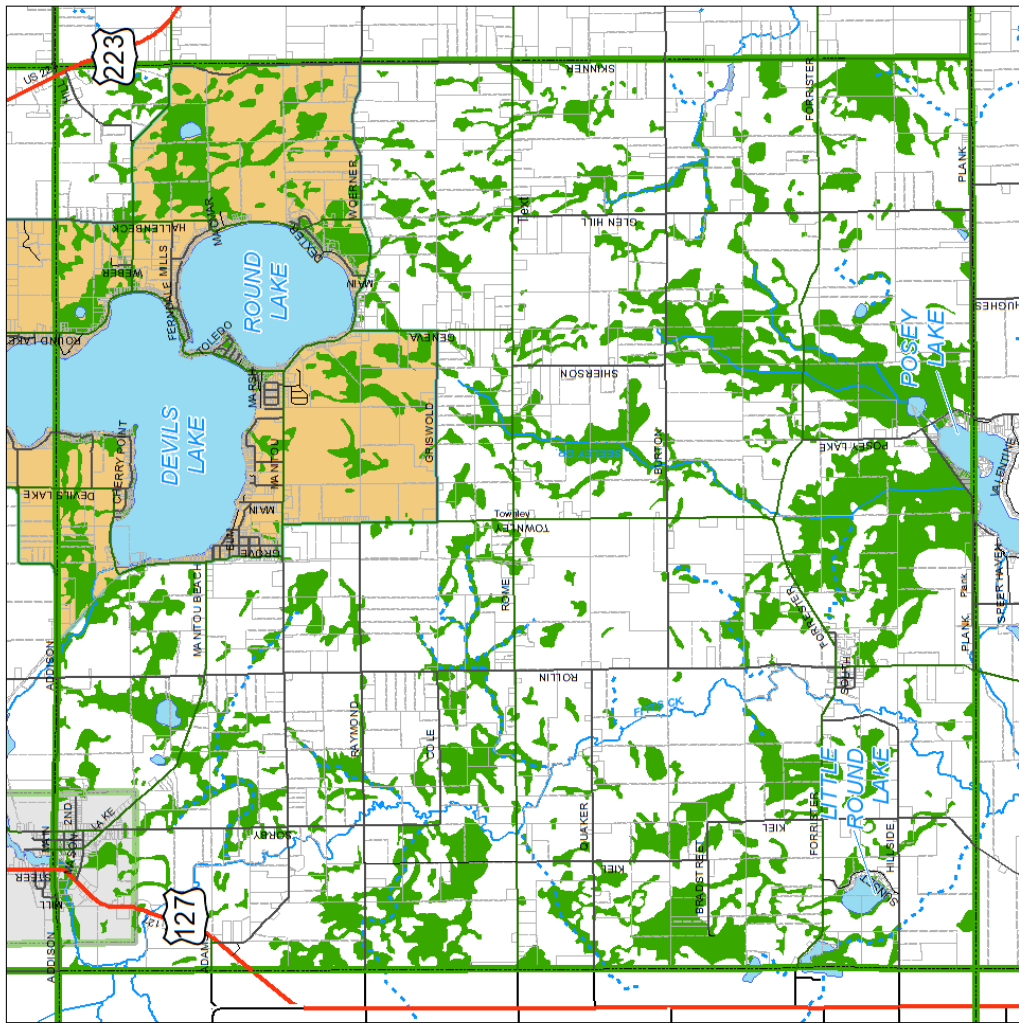
MAP 1
BASE MAP



ROLLIN TOWNSHIP MASTER PLAN

MAP 2 AGRICULTURAL PRODUCTIVITY

 MOST PRODUCTIVE SOILS



ROLLIN TOWNSHIP MASTER PLAN

MAP 3

GROUND & SURFACE WATER RESOURCES

GROUNDWATER

HIGH RECHARGE
AREAS

MODERATE RECHARGE
AREAS

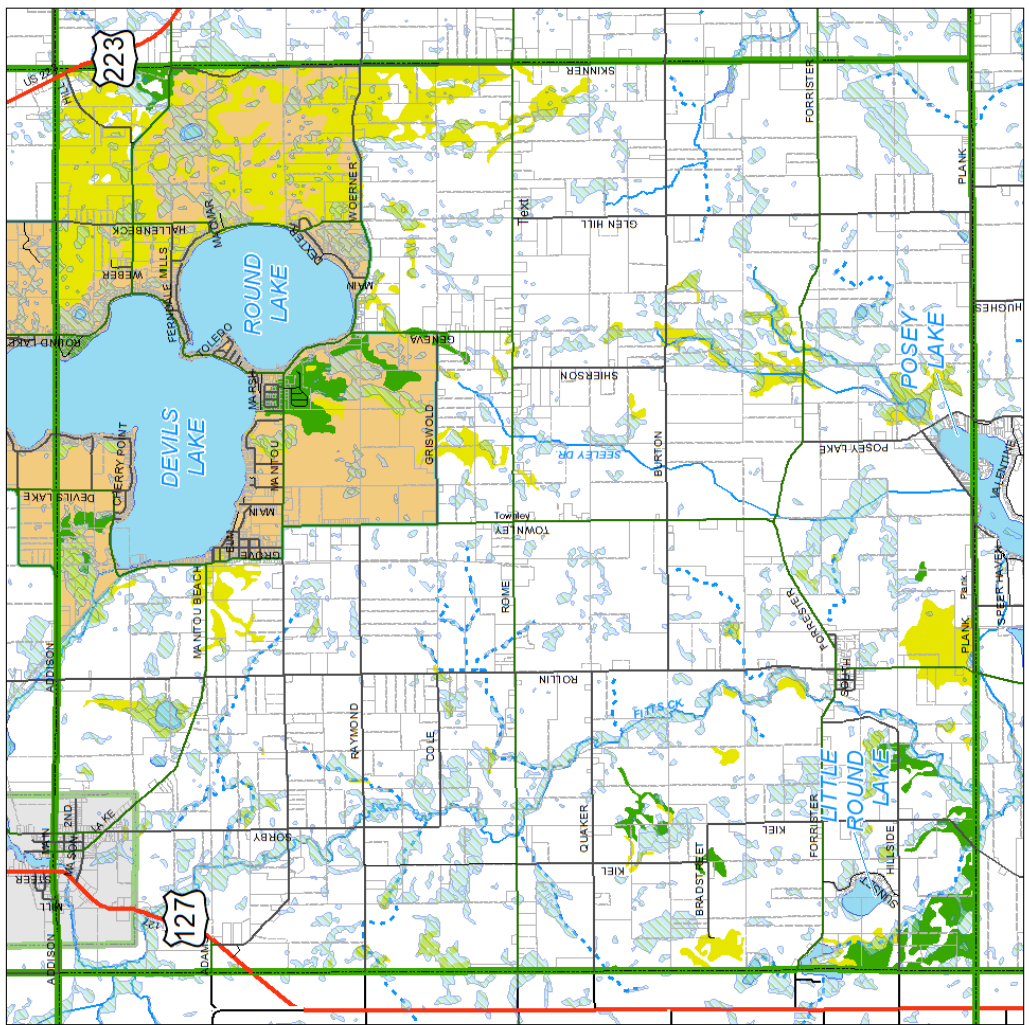
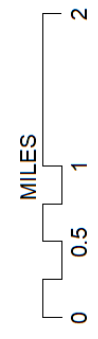
SURFACE WATER

LAKES

RIVERS & STREAMS

COUNTY DRAINS

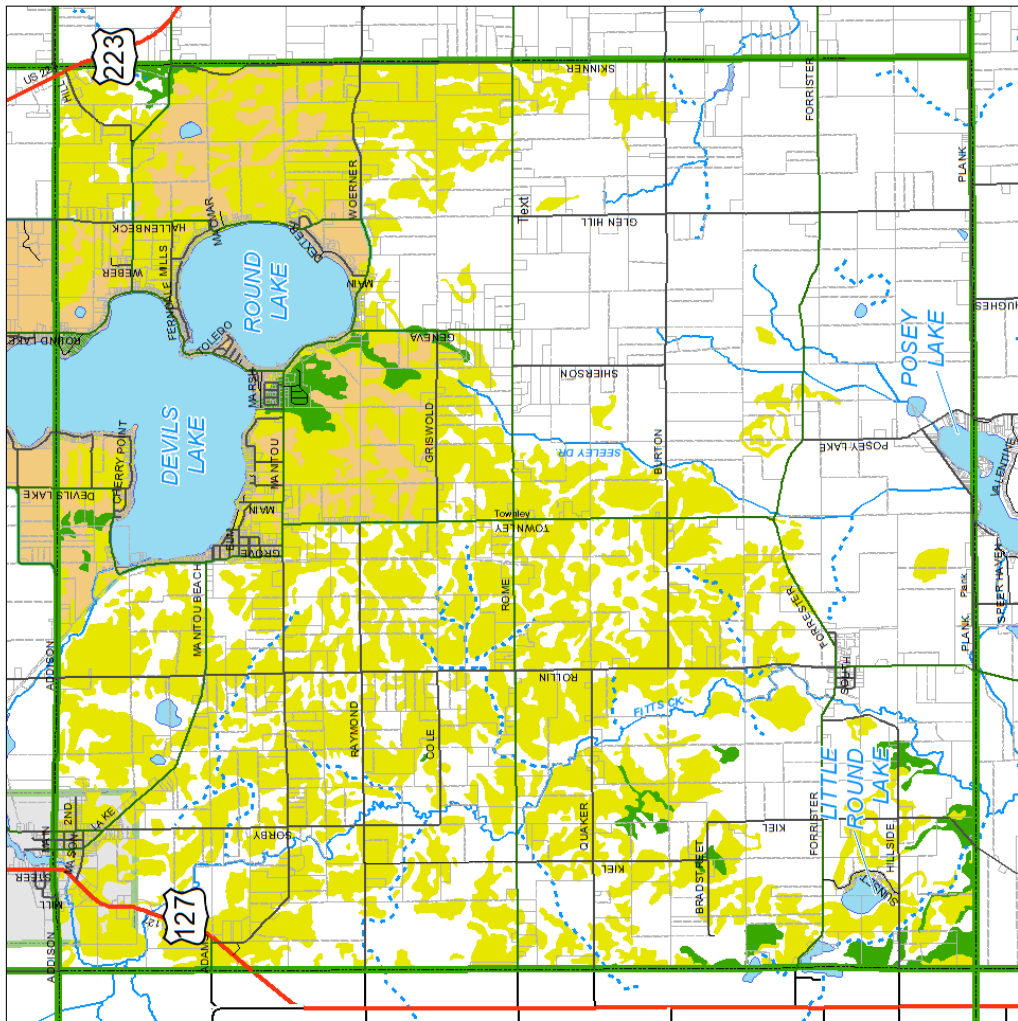
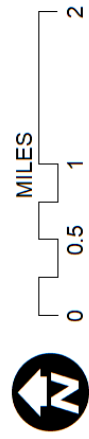
WETLANDS



ROLLIN TOWNSHIP MASTER PLAN







MAP 4 SUITABILITY FOR SEPTIC TANK ABSORPTION FIELDS

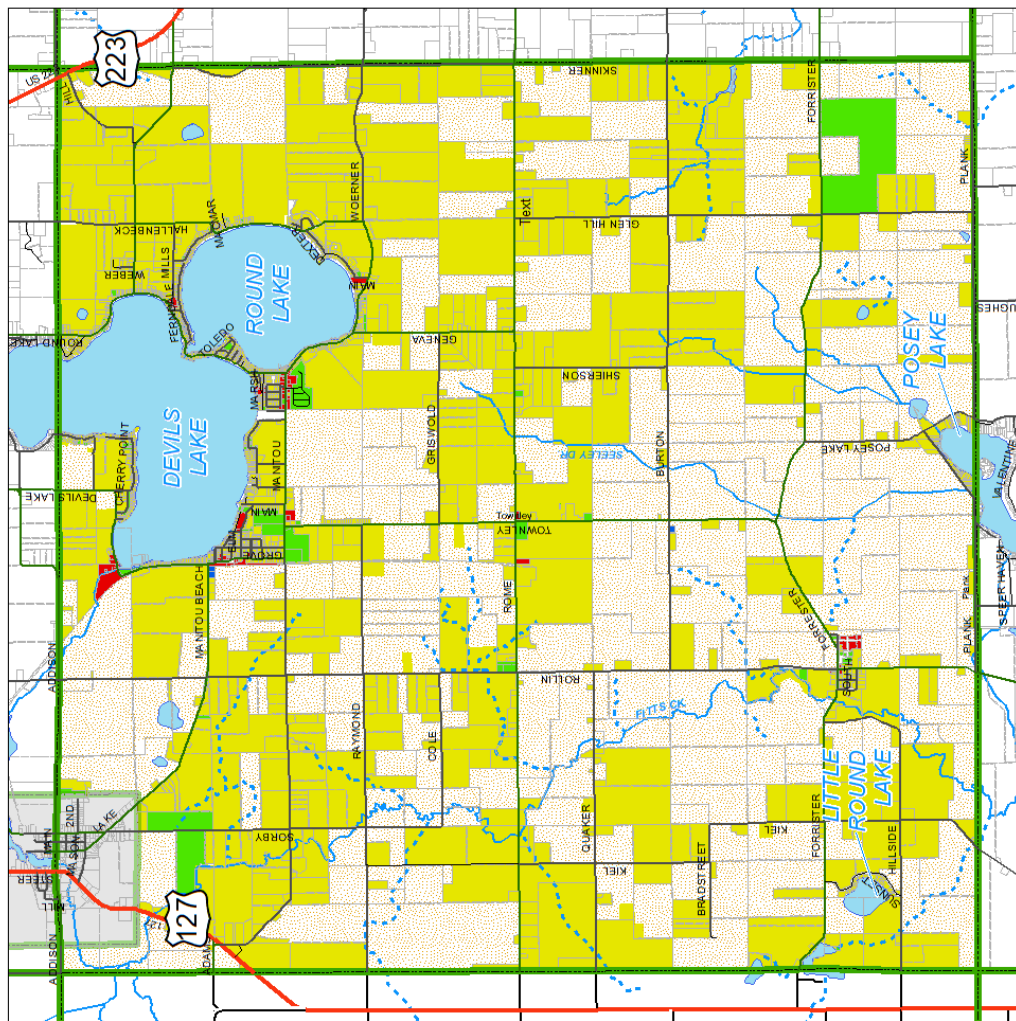
 SUITABLE SOILS
 MARGINAL SOILS



MAP 5
2020 PROPERTY
ASSESSMENT

2020 PROPERTY ASSESSMENT

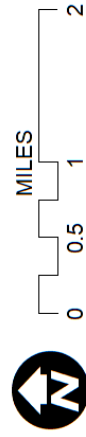
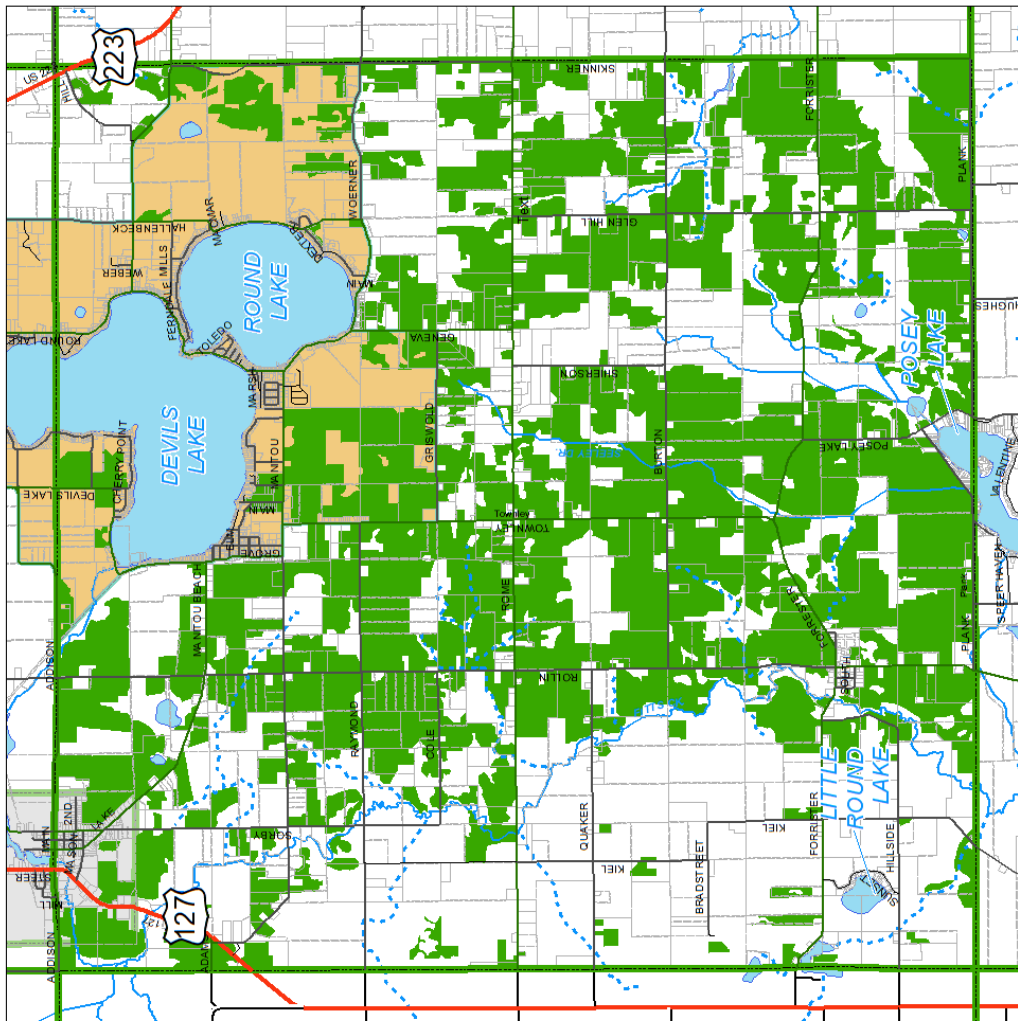
 AGRICULTURAL
 RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 EXEMPT
 OTHER



ROLLIN TOWNSHIP MASTER PLAN

MAP 6 1998 ACTIVE CROPLAND

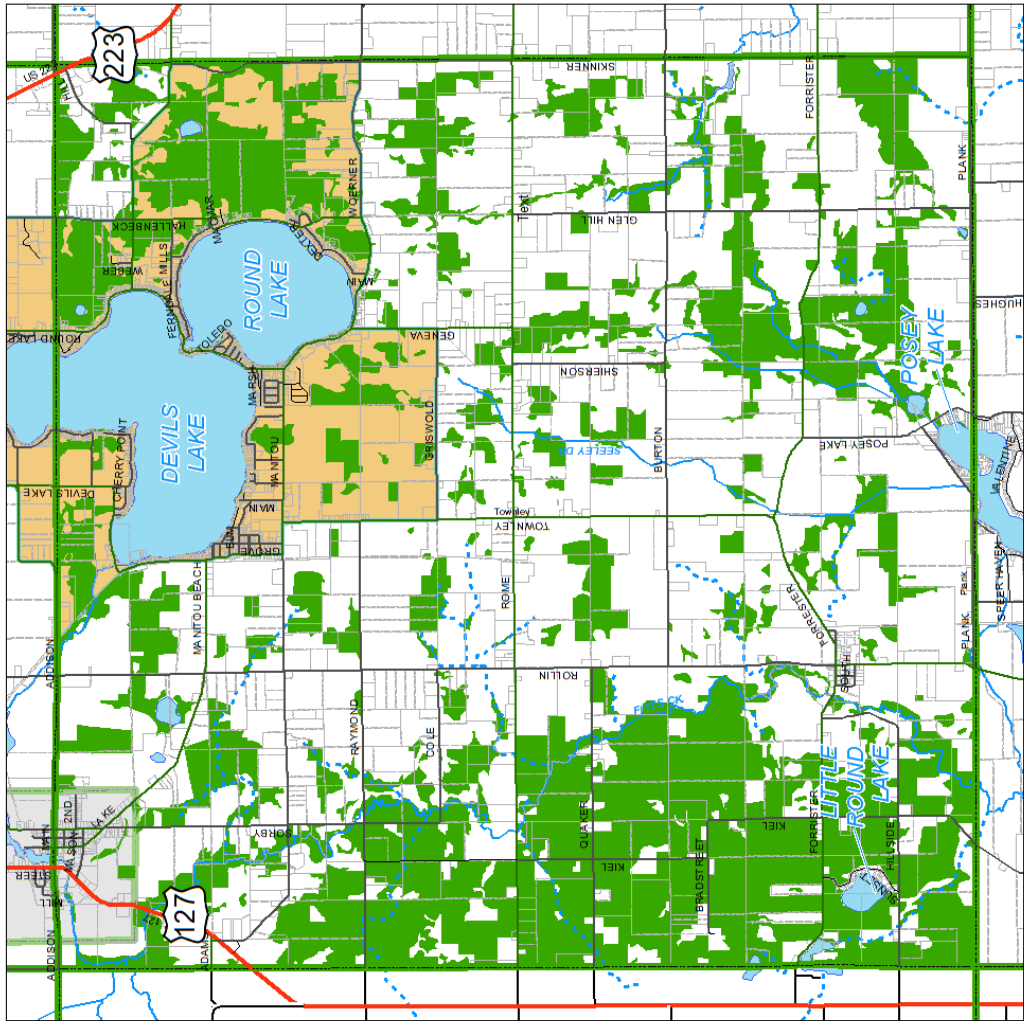
■ AGRICULTURAL



ROLLIN TOWNSHIP MASTER PLAN

MAP 7 GREENWAYS

GREENWAYS:
FOREST, WETLANDS,
RIVERS, & LAKES



ROLLIN TOWNSHIP MASTER PLAN

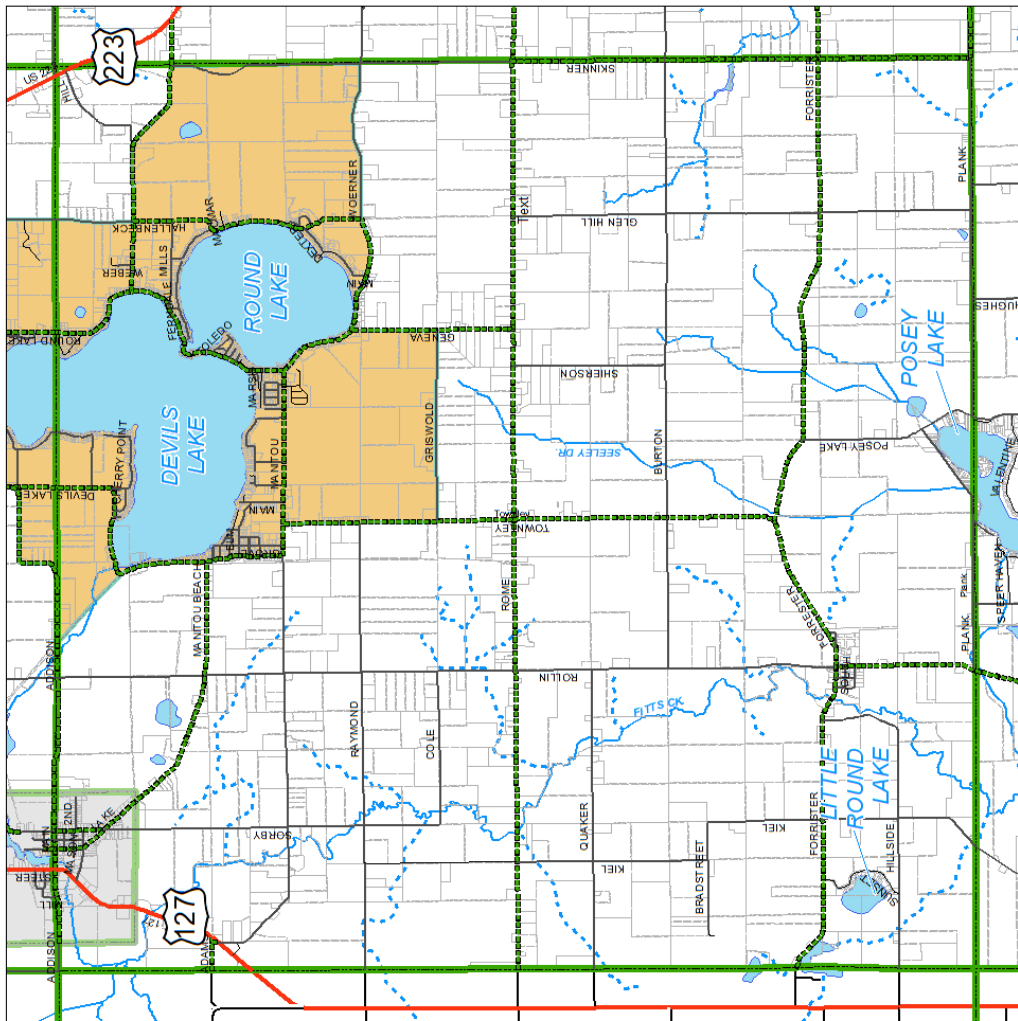
MAP 8

ROADWAYS

— STATE HIGHWAYS

— COUNTY PRIMARY ROADS/
VILLAGE MAJOR STREETS

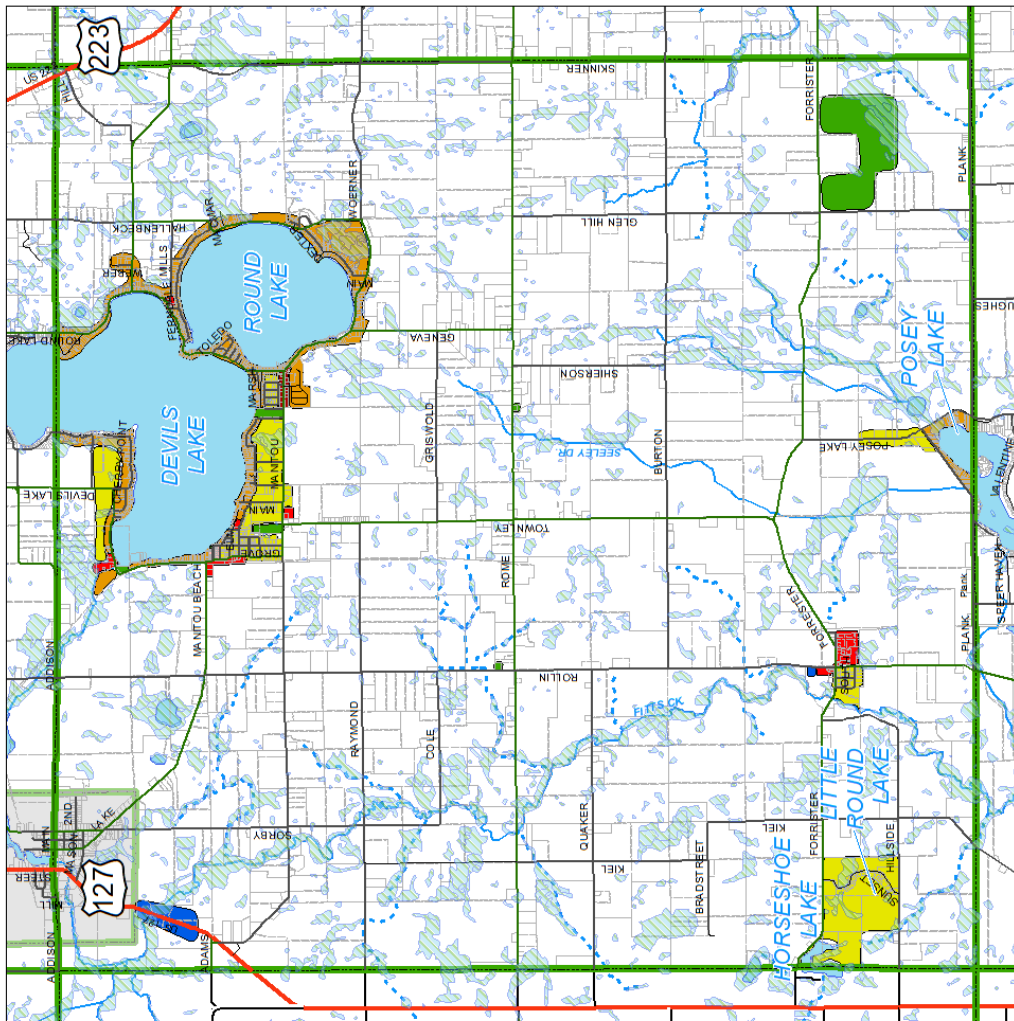
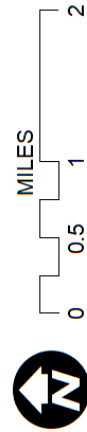
— LOCAL ROADS AND STREETS



ROLLIN TOWNSHIP MASTER PLAN

MAP 9A FUTURE LAND USE FULL TOWNSHIP

- AGRICULTURE & OPEN SPACE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE
- LOCAL COMMERCIAL
- HIGHWAY COMMERCIAL
- LIGHT INDUSTRIAL
- PARKS & INSTITUTIONS
- WETLANDS

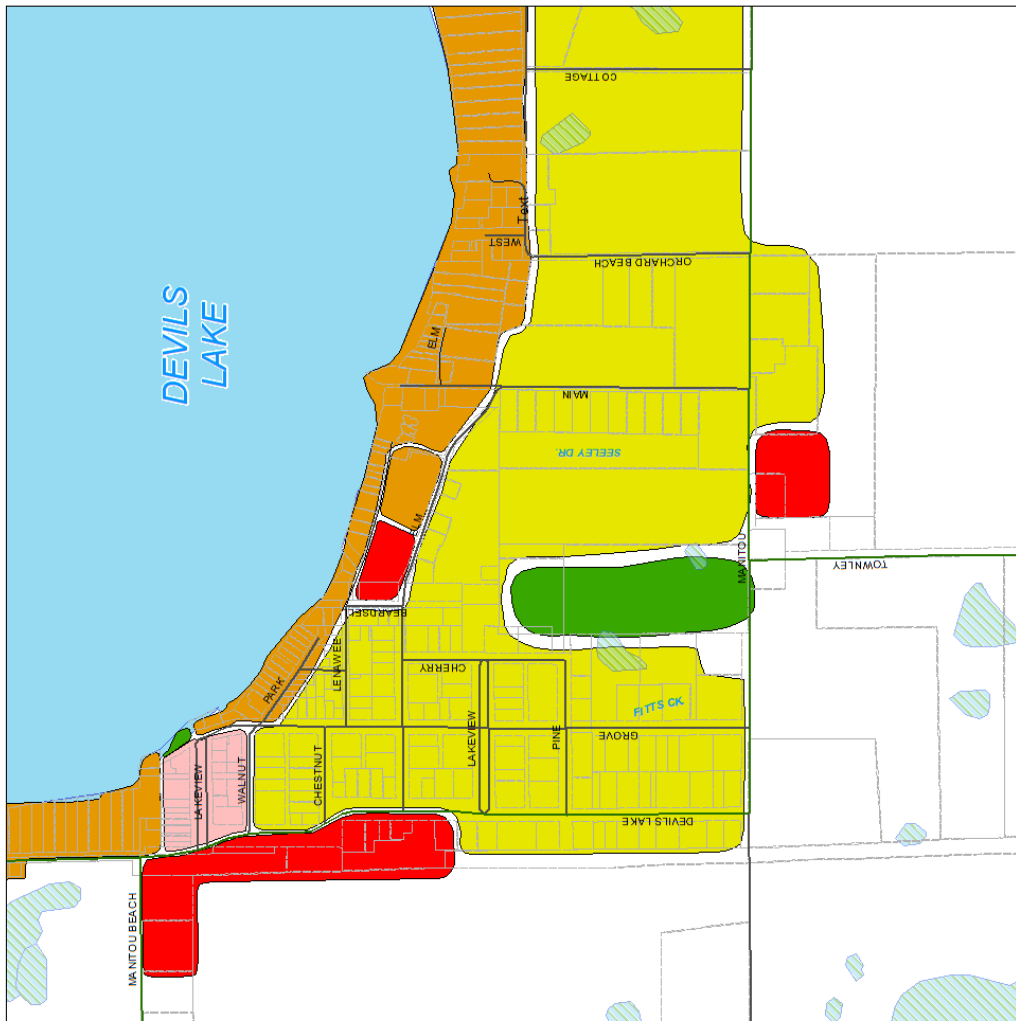
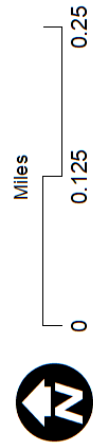


ROLLIN TOWNSHIP MASTER PLAN

MAP 9B

FUTURE LAND USE "MANITOU BEACH VILLAGE"

- AGRICULTURE & OPEN SPACE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE
- LOCAL COMMERCIAL
- HIGHWAY COMMERCIAL
- LIGHT INDUSTRIAL
- PARKS & INSTITUTIONS
- WETLANDS












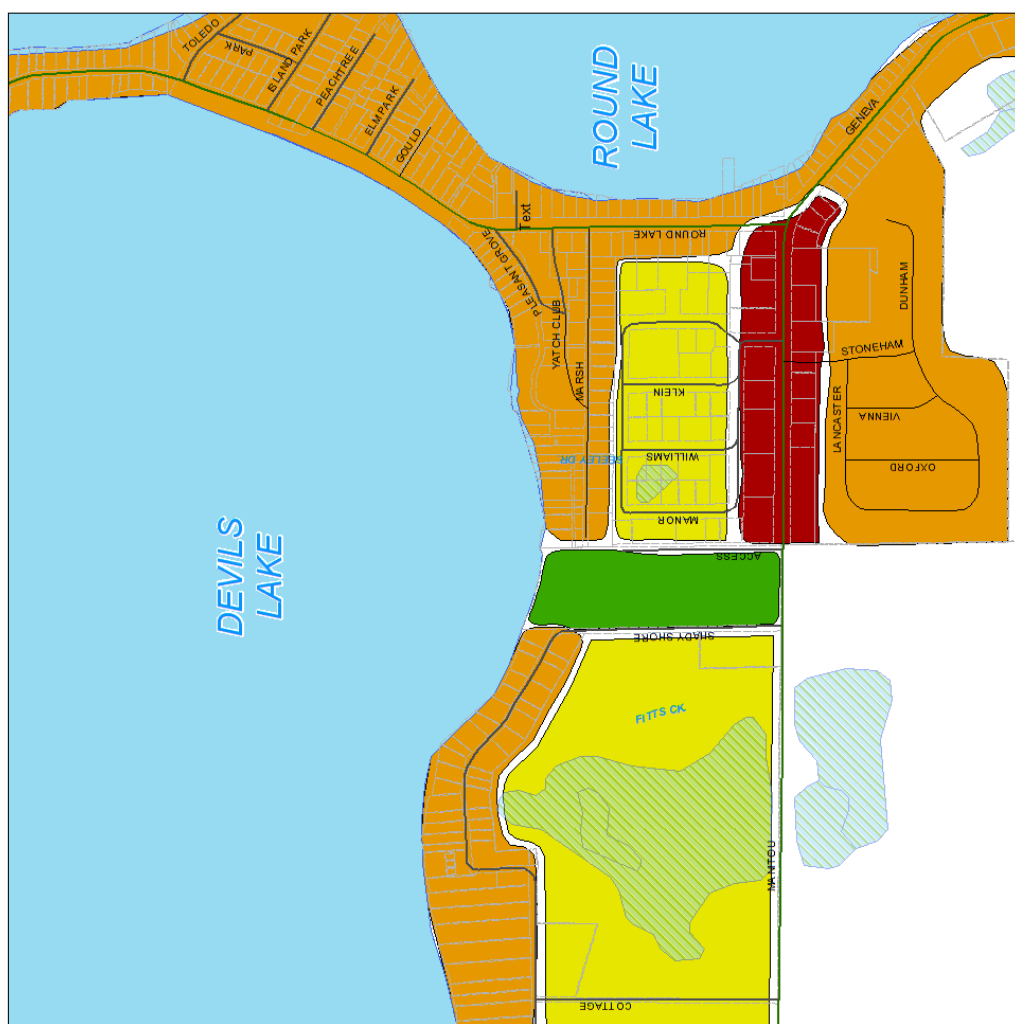
MAP 9C
FUTURE LAND USE
"BUSINESS DISTRICT"

MAP 9C

FUTURE LAND USE

"BUSINESS DISTRICT"

-  AGRICULTURE & OPEN SPACE
 LOW DENSITY RESIDENTIAL
 MEDIUM DENSITY RESIDENTIAL
 MIXED USE
 LOCAL COMMERCIAL
 HIGHWAY COMMERCIAL
 LIGHT INDUSTRIAL
 PARKS & INSTITUTIONS
 WETLANDS



Miles

0	0.125	0.25
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ROLLIN TOWNSHIP MASTER PLAN

MAP 10 HISTORIC SITES

SETTLEMENTS

1. VILLAGE OF ROLLIN
2. VILLAGE OF PERU
3. VILLAGE OF GENEVA
4. VILLAGE OF MANITOU BEACH
5. VILLAGE OF QUAKER
6. TOWNLEY (TOWN HOUSE)
7. VILLAGE OF WINDOM (LOCATION UNKNOWN)

SETTLERS

8. (FIRST) LEV THOMPSON, JUNE 1833
9. (SECOND) ERASTUS ALDRICH, 1883
10. (THIRD) JOSEPH BEAL, OCTOBER 1833

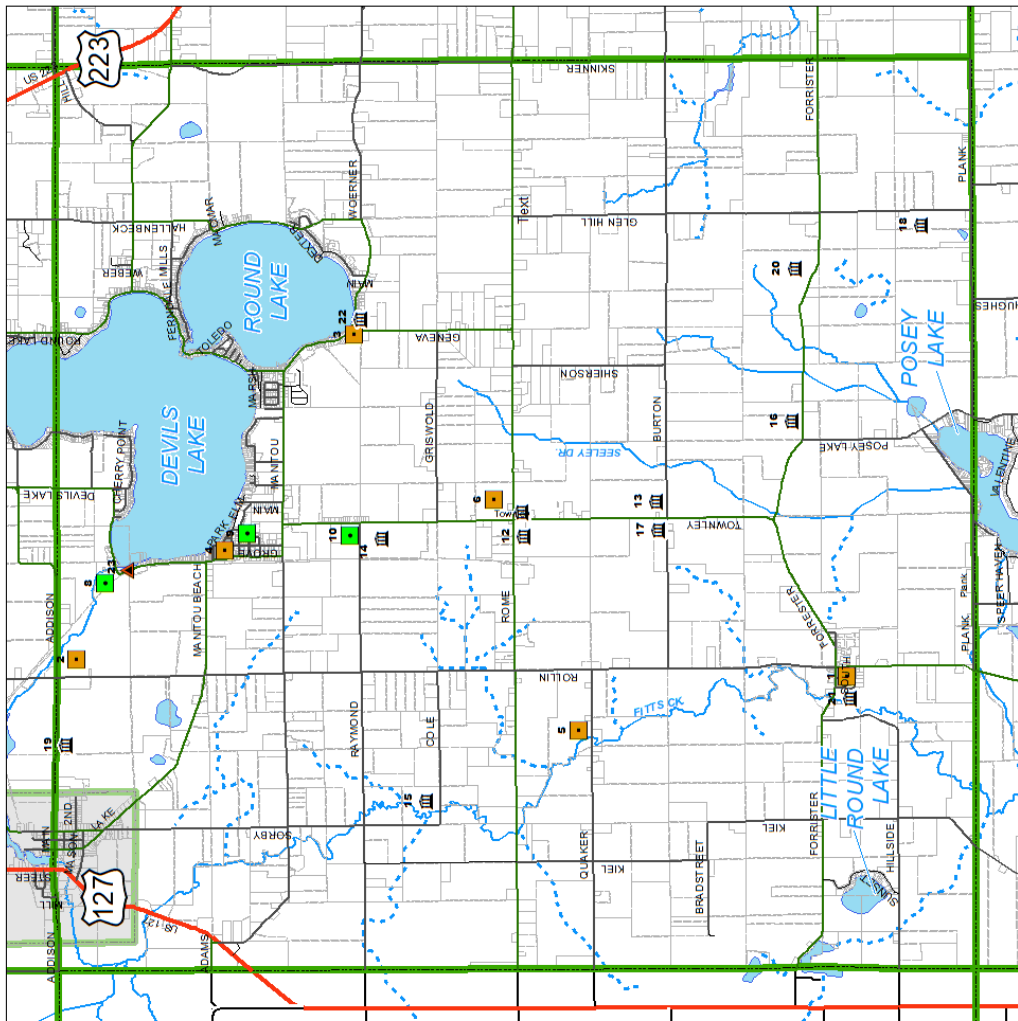
STRUCTURES

11. OLD ROLLIN TOWNSHIP HALL, 1886-87
12. FIRST CHURCH, 1836-37
13. FIRST SCHOOL, 1837
14. FIRST PERMANENT HOUSE, 1883
15. LAST EARLY LOG HOUSE IN COUNTY (DESTROYED IN 1996)
16. FIRST FRAME HOUSE, 1835
17. OLD STONE SCHOOL
18. RUCKY TUCKS SCHOOL (CURRENTLY A DWELLING)
19. UNDERGROUND RAILROAD STATION, CA 1840
20. FIRST SAWMILL, 1835
21. FIRST GRASTMILL, 1837
22. HOUSE - DR. NATHAN TOWN

HISTORICAL MARKER

23. CHIEF METAU

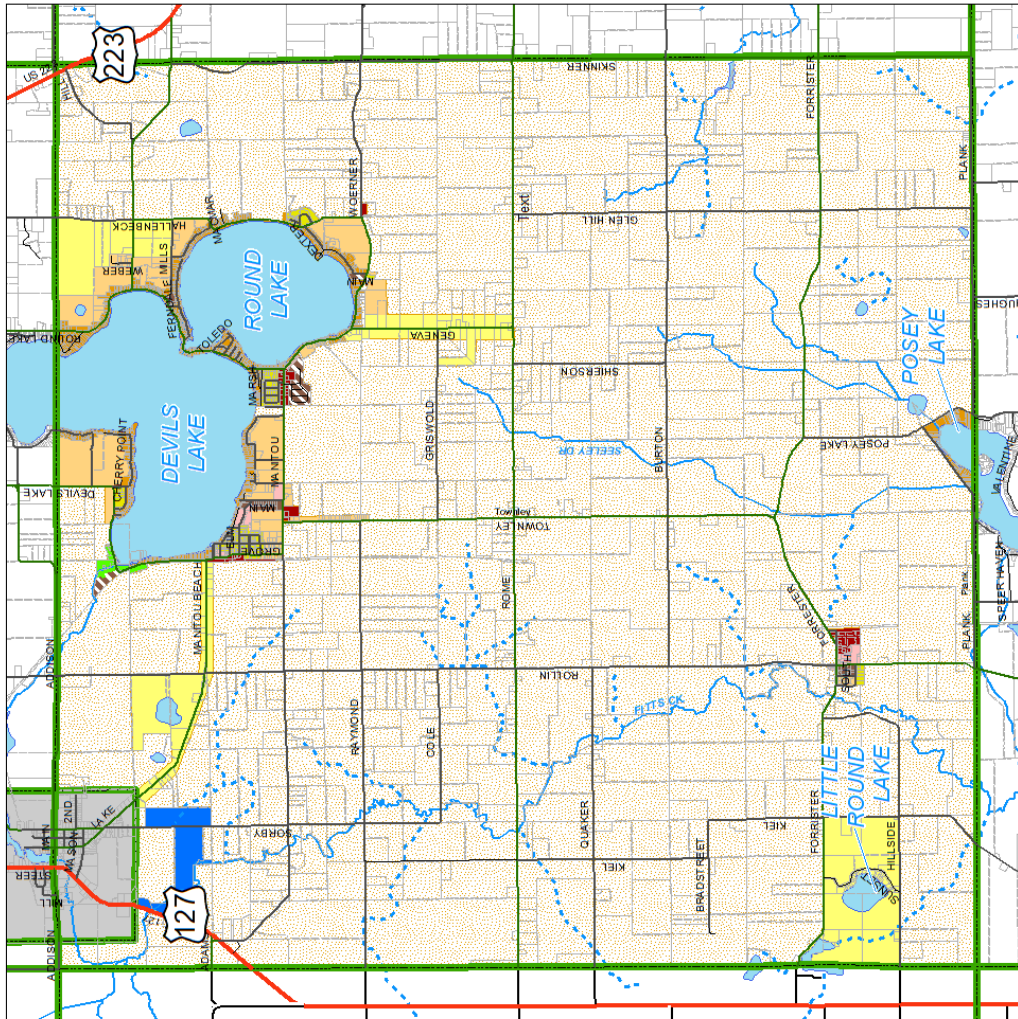
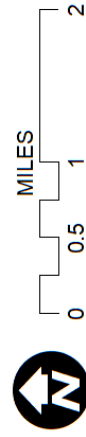
DESCRIPTIONS OF THE HISTORIC SITES ARE INCLUDED IN APPENDIX II OF THE ROLLIN TOWNSHIP MASTER PLAN



ROLLIN TOWNSHIP MASTER PLAN

MAP 11 ZONING (5/8/19)

- AG (AGRICULTURAL)
- RR (RURAL RESIDENTIAL)
- R-1 (SINGLE FAMILY RESIDENTIAL)
- R-2 (SINGLE FAMILY RESIDENTIAL)
- LR (LAKE RESIDENTIAL)
- RM (MULTIPLE FAMILY RESIDENTIAL)
- RHM (MANUFACTURED HOME PARK)
- C-1 (LOCAL COMMERCIAL)
- C-2 (GENERAL COMMERCIAL)
- C-3 (HIGHWAY SERVICE COMMERCIAL)
- CR (COMMERCIAL RECREATION)
- M-1 (INDUSTRIAL)



Historic Sites | Appendix B

Rollin Township Master Plan / 2022 Edition

Settlements

“Rollin Village”

Location: Southern portion of Rollin Township at Rollin Highway and Forrister Road in Sections 32 and 33 (1833).

Bonner, Richard Illenden, Memoirs of Lenawee County, Michigan, Vol. 1. Madison, Wis.: Western Historical Association, 1909.

“Peru Village”

Location: Southeast corner of the intersection of Rollin Highway and Addison Road. The settlement was moved from the south end of Devils Lake (1835) near what is now the public access, and after several name changes became Addison in 1851. It lies partly in Rollin Township Sections 5 and 6.

“Rollin Township” File, Lenawee County Historical Society Archives.

“Geneva Village”

Location: South shore of Round Lake between Woerner Road and Round Lake Highway in Section 10. This was the first settlement on the lakes. It attained its first post office in 1854 and was a booming lumber and shingle center in the late 1800s. By 1930, it was becoming known as a resort area.

“Rollin Township” File, Lenawee County Historical Society Archives.

“Manitou Beach Village”

Location: South end of Devils Lake in Section 4. This was a resort and railroad town that came into existence in 1887 when it became a stop for the Cincinnati Northern Railroad.

Brighton, Margaret, Lake Reflections, Chronicles of Devils and Round Lakes. Brooklyn, Mich.: Lakes Preservation League, 1996.

“Quaker Village”

Location: South side of Quaker Road on both sides of Bean Creek in Section 20. It was a thriving Quaker village until the early 1900s.

“Rollin Township” File, Lenawee County Historical Society Archives.

“Townley Village” (Town House)

Location: North of Rome Road about a quarter mile east of Townley Highway. This village was a station on the C.J. & M. Railroad and shows on the 1893 Plat Map of Rollin Township.

“Rollin Township” File, Lenawee County Historical Society Archives.

“Windom Village”

Location: Unknown.

“Rollin Township” File, Lenawee County Historical Society Archives.

Settlers

(First) Levi Thompson, June 1833

Location: Settled near the present mobile home park in Section 4 with his wife and three children.

Bonner, Richard Illenden, Memoirs of Lenawee County, Michigan, Vol. 1. Madison, Wis.: Western Historical Association, 1909.

(Second) Erastus Aldrich, August 1833

Location: Settled near Grove Street and Elm Street in Section 9.

Bonner, Richard Illenden, Memoirs of Lenawee County, Michigan, Vol. 1. Madison, Wis.: Western Historical Association, 1909.

(Third) Joseph Beal, October 1833

Location: Settled with his family near the intersection of Raymond Road and Townley Highway in Section 15. He was the first settler to erect a building in the Township. Beal's house was the site of the first election in Rollin Township on April 6, 1835.

Bonner, Richard Illenden, Memoirs of Lenawee County, Michigan, Vol. 1. Madison, Wis.: Western Historical Association, 1909.

Structures

Old Rollin Township Hall, 1886-7

Location: Rome Road at Townley Highway. The hall was built for \$1,200.

"Rollin Township" File, Lenawee County Historical Society Archives.

First Church, 1836-7

Location: Townley Highway and Rome Road. This is the site of the present Rollin Center United Methodist Church

"Rollin Township" File, Lenawee County Historical Society Archives

First School, 1837

Location: Northeast quadrant of the intersection of Townley Highway and Burton Road in the southwest quarter of Section 22.

Bonner, Richard Illenden, Memoirs of Lenawee County, Michigan, Vol. 1. Madison, Wis.: Western Historical Association, 1909.

First Permanent House, 1833

Location: Near the intersection of Raymond Road and Townley Highway in Section 15.

Bonner, Richard Illenden, Memoirs of Lenawee County, Michigan, Vol. 1. Madison, Wis.: Western Historical Association, 1909.

Last Early Log House in County (destroyed in 1996)

Location: About a half mile west of Rollin Highway and about a quarter mile north of Cole Road on Fitts Creek (Bean Creek).

William Thornton, Owner

First Frame House, 1835

Location: North of Forrister Road in Section 27 just east of Posey Lake Highway.

“Rollin Township” File, Lenawee County Historical Society Archives.

Old Stone School

Location: Intersection of Burt on Road and Townley Highway in Section 21.

Ruckytucks School (currently a dwelling)

Location: Glen Hill Highway between Forrister Road and Plank Road in Section 35.

Underground Railroad Station, ca. 1840

Location: Just east of Addison on the south side of Addison Road. This large white house known as the Siple or Landon Farm is the only known station remaining in Rollin Township. Tunnels from the basement of the house still existed in 1969 according to Jim and Betty Lockhart who lived there from 1962 to 1969. One tunnel led to the barn and the other two led to the woods and garden to either side of the house.

Dr. Charles Linguist, County Historian and Jim Lockhart, Former Renter.

First Sawmill, 1835

Location: Section 26. Luther Haskins built the first sawmill.

Bonner, Richard Illenden, Memoirs of Lenawee County, Michigan, Vol. 1. Madison, Wis.: Western Historical Association, 1909.

First Gristmill, 1837

Location: Section 32. William Beal built the first gristmill in the Village of Rollin.

Bonner, Richard Illenden, Memoirs of Lenawee County, Michigan, Vol. 1. Madison, Wis: Western Historical Association, 1909.

Lenawee County Historical Marker

Historical Marker in Memory of Chief Meteau of the Pottawatomie Tribe

The Pottawatomie Indians inhabited territory on the southwest shore of Devils Lake at the site of the public access until the tribe was driven out in 1834.

Lenawee County Historical Society: Dedicated: October 1, 1954.

Michigan State Historic Register

House,-Dr. Nathan Town

Location: 3951 Woerner Road. Dr. Town’s Italianate style house built in 1853 is mostly intact but has lost its elaborate front and side porches.

Michigan State Historic Register: Listed 1/3/1982.

Note: *The Rollin Township Planning Commission intends this document to be an ongoing endeavor with additions and/or corrections as information becomes available.*

Capital Improvements Program | Appendix C

Rollin Township Master Plan / 2022 Edition

What is a Capital Improvements Program?

"Capital improvements are those physical facilities which involve a substantial investment and last a long time . . . as opposed to the operating expenses that occur during the same year they are budgeted." Examples of capital improvements include: municipal buildings (e.g., Township Halls, fire stations, etc.), parks and recreation facilities, streets and alleys, and utilities (e.g., water and sewer lines). A capital improvements program (CIP) is a six-year prioritized listing of those projects along with the following information: location, date of construction, cost, means of financing, sponsor, and relationship to other facilities (if pertinent). The CIP "is updated annually with the first year being the current year capital budget" according to the Michigan Planning Guidebook (May 2008).

Why Prepare a Capital Improvements Program?

Section 65 of the MPEA —the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3865), as amended— requires that Rollin Township "annually prepare a capital improvements program of public structures and improvements," upon the adoption of this Master Plan. If the Planning Commission is exempted from this task, the Township Board must "prepare and adopt a capital improvements program [(CIP)], separate from or as a part of the annual budget." Alternately, the task can be delegated to the Township Supervisor (or a designee), "subject to final approval by the" Township Board. The CIP shows "those public structures and improvements, in the general order of their priority, that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period . . . [and] shall be based upon the requirements of the [Township] for all types of public structures and improvements. Consequently, each agency or department of the [Township] with authority for public structures or improvements shall upon request furnish the Planning Commission with lists, plans, and estimates of time and cost of those public structures and improvements."

Of course, there are also benefits to developing and maintaining a CIP. Chief among those benefits is the coordination of seemingly disparate projects. For example, water and sewer projects can be coordinated with street paving projects eliminating the potential for streets to be repaved, only to be torn up for a water or sewer project two or three years later. It is also important to note that "plans for new public works that are identified in the [Master Plan can] actually come to fruition through the CIP" and to ensure that "new public facilities are built in locations and consistent with the public policy for development in particular areas or neighborhoods as spelled out in the" document, according to the Michigan Planning Guidebook.

Developing a Capital Improvements Program

The following information should be used to develop the capital improvements program (CIP) upon the completion of the comprehensive plan:

Establishing Objective Criteria

"Without objective criteria, the [capital improvements process (CIP)] can quickly break down into a strictly political process where those agencies or neighborhoods with more political or fiscal resources (or both) will run roughshod over smaller agencies or weaker neighborhoods," according to the Michigan Planning Guidebook, and simply ranking proposed projects as 'urgent,' 'important,' or 'desirable' "leave room for disagreement in determining priority. More robust criteria are often used first to examine each project:"

- Does the proposed facility address a risk to public safety or health?

- Is the current facility deteriorated or unsafe?
- Is the proposed facility part of a systematic replacement program?
- Will the proposed facility result in improvement of operating efficiency?
- Is the proposed facility necessary to:
 - Ensure the success of another capital improvement?
 - Meet a state or federal statutory or administrative requirement?
 - A court order?
 - A major public goal of the township board?
- Will the proposed facility result in the equitable provision of services or facilities to a part of the population with special needs?
- Will the proposed facility protect or conserve sensitive natural features or natural resources or the air or water quality of the Township?
- Will the proposed facility protect the investment in existing infrastructure from becoming over capacity?
- Will the proposed facility result in a new or substantially expanded facility to provide a new service or new level of service in Township?

Those answers can then be used to place proposed facilities into groups based upon these criteria:

- The proposed facility is urgent and fills a high priority need that should be met.
- The proposed facility is a high priority that should be done as funding becomes available.
- The proposed facility is worthwhile if funding is available (but may be deferred).
- The proposed facility is a low priority that is desirable but not essential.

The criteria listed above are recommended for larger governments with the potential for many projects. The criteria used for "small communities with few projects may not be much more than 'urgent,' 'important,' or 'desirable.'"

Establishing a Process

The Michigan Planning Guidebook recommends that a medium or large-sized community create a special committee to advise its planning commission on the capital improvements program (CIP). The committee should be comprised of the chief elected or appointed official and representatives from the planning commission, the legislative body, and pertinent departments (e.g., engineering; finance; fire; parks, recreation and grounds; public works; purchasing; and water). A total of eight steps are recommended for the development of a CIP:

- Prepare an inventory of all capital facilities.
- Rate the existing level of service for each infrastructure element.
- Identify the structure needs.
- Identify options to meet needs and cost estimates to all projects over the next six years.
- Prepare a draft CIP that includes a review of each project against the master plan and CIP prioritization criteria:
 - Establish financial capacity for financing public works proposals over the next six years.
 - Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
 - Select projects to be undertaken during the coming year which become the capital budget. The remaining projects become part of the capital improvements program for the subsequent five years.

- Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
- After public review and hearing, the CIP is adopted by the township board with any agreed upon amendments.
- Implement current year of the CIP.
- Monitor projects and update the CIP annually.

The Michigan Planning Guidebook notes that “in smaller communities with few capital improvements,” such as Rollin Township, the process can be simplified. “Each office, agency, or department responsible for public works is asked to submit proposed public works and the planning commission as a whole reviews and prioritizes them all —ensuring they are consistent with the master plan.”