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MEMORANDUM

To: Robinson Township Planning Commission

From: Gregory L. Ransford, MPA

Date: May 27, 2022

Re: Revisions to Chapter Six, Chapter Seven, Chapter Eight, and Chapter Nine / Discussion Regarding Chapter Ten – Implementation

Pursuant to your direction at your May 10, 2022 meeting, attached is a revised draft of Chapter Six – Industrial Uses and M-231 Industrial Uses, Chapter Seven – Recreational and Public Facilities, Chapter Eight – Public Utilities, and Chapter Nine – Transportation.

As you will recall, you directed us to perform the following:

Chapter Six – Industrial Uses and M-231 Industrial Uses

- Introduction
 - Remove “railroad” from the last line of paragraph one
 - Move mining language to the Implementation chapter
 - Change to “This chapter” before “addresses”
- General Industrial Goals – as necessary, change each beginning to an action

Chapter Seven – Recreational and Public Facilities

- Introduction
 - Change “State Park” to “State Recreation Area”
 - Add several park areas by name
 - Update County Park Plan reference
 - Add community facilities from the current Master Plan
- Goal 5 – Change “improve” to “protect”
- Strategy 3 – Change to “maintain”

Chapter Eight – Public Utilities

- Introduction
 - Revise Section 6 and 7 references to High Density Residential in the northwest area of the Township
 - Reorganize statistics into a table or bullet points
 - Revise the second sentence regarding Township system operations by neighboring entities
 - Change “on-site” to “on-site septic systems” throughout the M-231 language
- Goals and Strategies – repeat the Section 6 and 7 changes to High Density Residential to be consistent with the introduction

Chapter Nine – Transportation

- Introduction – add table and information from page 39 and 40 of the current Master Plan

We have performed these revisions accordingly and believe the changes to the chapters achieve your direction. As always, additions are shown in bold text and deletions are shown

in strikethrough text from the previous versions of the Chapters. Also attached are clean copies of the chapters.

Chapter Ten – Implementation

While we began to draft Chapter Ten – Implementation, we concluded it could not be completed without direction from the Planning Commission. In particular, and as you know, the Master Plan is required to contain a Zoning Plan, which provides for the correlation between the Master Plan Classifications and the Zoning Ordinance Districts. The Zoning Plan is commonly included within an implementation chapter. Currently, a partial Zoning Plan exists within the M-231 Subarea Plan, which is provided below.

Future Land Use Category	Zoning District
Neighborhood Business	B-1, Neighborhood Commercial Zoning District. This Zoning District is intended for neighborhood convenience shopping where retail business or service establishments supply commodities or perform services to meet the daily needs of the neighborhood. The intent of this Zoning District is also to encourage the concentration of business uses, to the mutual advantage of both the consumers and merchants, and thereby avoid the encouragement of marginal business throughout the community.
Highway Commercial	B-2, General Business Zoning District. This Zoning District is intended to provide for the construction or continued use of land for general community-wide commercial and service uses and to provide for orderly development and concentration of such uses to satisfy the needs of the overall community. Within this Zoning District, linear or strip commercial development shall be discouraged.
Community Commercial	B-2, General Business Zoning District. This Zoning District is intended to provide for the construction or continued use of land for general community-wide commercial and service uses and to provide for orderly development and concentration of such uses to satisfy the needs of the overall community. Within this Zoning District, linear or strip commercial development shall be discouraged.
Industrial	1-1, Industrial Zoning District. This Zoning District is intended to provide for light industrial uses involving assembly and/or fabrication, the retailing and/or wholesaling of products, and service oriented businesses which cause a minimum of adverse effect beyond the boundaries of the site upon which they are located.
Agricultural	A-1, Agricultural Zoning District. This Zoning District is intended to preserve and protect important farmlands from encroachment by conflicting non-farm uses and to restrict non-farm residential uses from locating in farmland areas where the greatest conflicts might arise. Areas included in this zone have been found to be prime or unique agricultural lands due to crop productivity and/or special soil characteristics. To meet the intent of this zone, uses permitted by right in this zone are those which generally preserve, promote, maintain and enhance agriculture. Non-agricultural uses, structures or activities which create conflicts with or are negatively affected by agriculture are prohibited.
Remainder	See Township Master Plan

As you will note, the current Zoning Plan uniquely indicates that the remaining classifications are by reference to the Plan itself, even though the Subarea Plan is part of the Plan. We were unable to find any other Zoning Plan references to complete the remainder portion of this table. Given this, while we were drafting the Implementation Chapter and referencing the Zoning Ordinance and its Map, we were unable to conclude how the Township currently connects residential Master Plan language to the Zoning Ordinance. As a result, we

wanted to discuss this further with you prior to completing the draft chapter. Related, this may be the opportunity to begin updating the Master Plan map, if desired, although updating the Map is within the Timeframe for a subsequent meeting.

For your convenience, and while we will discuss this further when we provide you with the draft Implementation Chapter, below is the Zoning Plan table we prefer to utilize within Master Plans. For the simplicity of this memorandum, we illustrate our attempts at connecting the Master Plan Classifications to the Zoning Ordinance Districts within this table. As you will note, we have maintained the current Master Plan Classifications as well as provided placeholders for the newly designed residential classifications from the draft of Chapter Three. We felt it was appropriate to discuss all of these with you prior to reorganizing and or reducing them.

As you will recall, within our comprehensive review memorandum at the beginning of this process, we recommended eliminating the Public Quasi-Public Classification. In addition, we recommend eliminating the Recreational Classification, which we did not note previously. Given this, neither are included within this table. We will be prepared to discuss our reasons for their elimination at your upcoming meeting.

Master Plan Map Classification Terms	Zoning Ordinance Map Districts
Agricultural (AG)	Agricultural (A-1) & Agricultural Service (A-2)
Rural Residential (RR)	?
Rural Preserve (RP)	? Rural Residential (RR)
Residential (RES)	? One-Family Residential (R-1)
Low Density Residential	
Medium Density Residential	
High Density Residential	
Flood Plain (E-1)	Lowland Resource Conservation Overlay (E-1)
Commercial (C)	Neighborhood Commercial (B-1) & General Business (B-2)
Industrial (I)	Industrial (I-1) & (I-2)
M-231 Primary Growth Area	Lake Michigan Drive Commercial Overlay (LMDCOD)
M-231 Secondary Growth Area	Lincoln Street Overlay (LSOD)

Planning Commission Considerations

We do not have any considerations to highlight within this memorandum and will be prepared to discuss the aforementioned items further at your June 14, 2022 meeting. For your convenience, also attached is a copy of the current Master Plan Map and Zoning Map, as the Township provided to us.

If you have any questions, please let us know.

GLR
Principal Planner

Attachments

cc: Frank Johnson, Supervisor