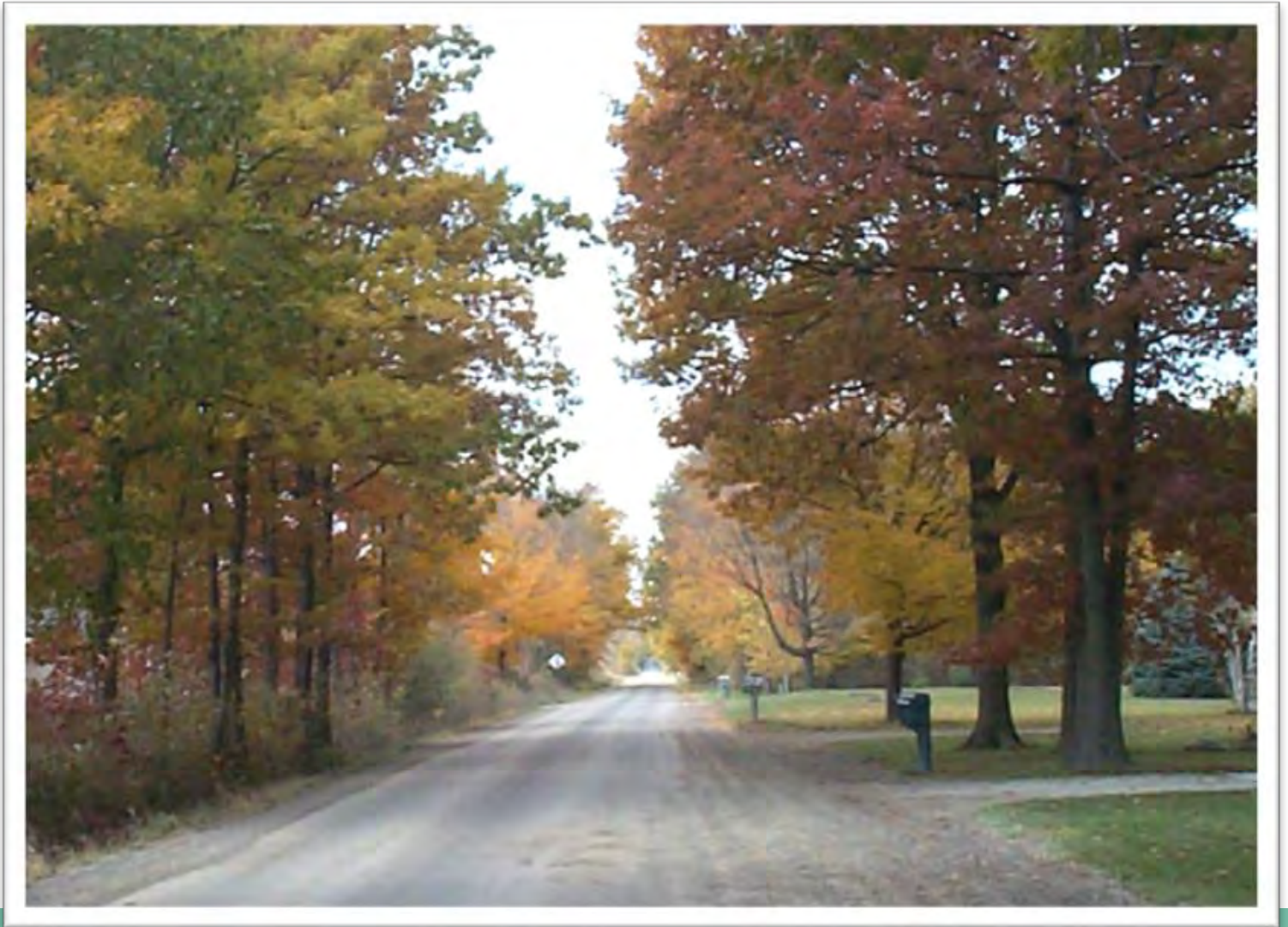

Augusta Charter Township Master Plan



January 2023

DRAFT

Acknowledgements

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Richard Hamill

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MASTER PLAN SUBCOMMITTEE

Kim Gonczy, Clerk

Allan Cassell, Deputy Supervisor

Robert Yurk, Planning Commission Chairperson

Tammy Broderick

David Canada

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Introduction

Purpose of the Master Plan

Planning is a process that involves the conscious selection of policy choices relating to land use, growth, and physical development of the community. The purpose of the Augusta Charter Township Master Plan is to state the goals and identify the objectives and strategies regarding land use and development that the Township will pursue to attain these goals.

How is the Plan to be Used?

The Master Plan is used in a variety of ways:

1. Most important, the Plan is a general statement of the Township's goals and policies and provides a single, comprehensive view of the community's desires for the future.
2. The Plan serves as an aid in daily decision-making. The goals and policies outlined in the plan guide the Planning Commission, Township Board and other Township bodies in their deliberations on zoning, subdivision, capital improvements and other matters related to land use and development.
3. The Plan provides the statutory basis upon which zoning decisions are made. The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires that the zoning ordinance be based upon a plan designed to promote the public health, safety, and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other Township Ordinances, specifically the Zoning Ordinance and Map.
4. The Plan attempts to coordinate public improvements and private development supported by the Capital Improvements Plan. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the Township and its residents.
5. Finally, the Plan serves as an educational tool and gives citizens, property owners, developers and adjacent communities a clear indication of the Township's direction for the future.

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

Historic Context

This document represents a full amendment to the Augusta Charter Township Master Plan adopted by the Township on August 1, 2015. Because communities are constantly changing, the information contained in a plan becomes outdated in time. As the conditions change, so do opportunities and expectations of the future. It is therefore essential to periodically update the information contained in the Master Plan as well as re-evaluate its basic vision and implementation programs. Current state legislation requires a review of a Master Plan every five (5) years.

The Planning Process

The process to update the Plan consists of six (6) phases: community profile; public participation; community vision, goals, and objectives; future land use plan; action plan for implementation; and adoption. Many factors that exist must be taken into account when formulating plans for the future. This process is illustrated in the diagram on the following page.

Figure 1. Planning Process



Existing Land Use

An understanding of existing land use patterns is essential to formulate a reasonable plan for the future. The acreage of existing land uses in Augusta Township are provided in Table 1 below and in Figure 2. on page 5. This data is derived from the Southeast Michigan Council of Governments (SEMCOG) 2015 Land Use and Land Cover GIS data and is to be used for general planning purposes.

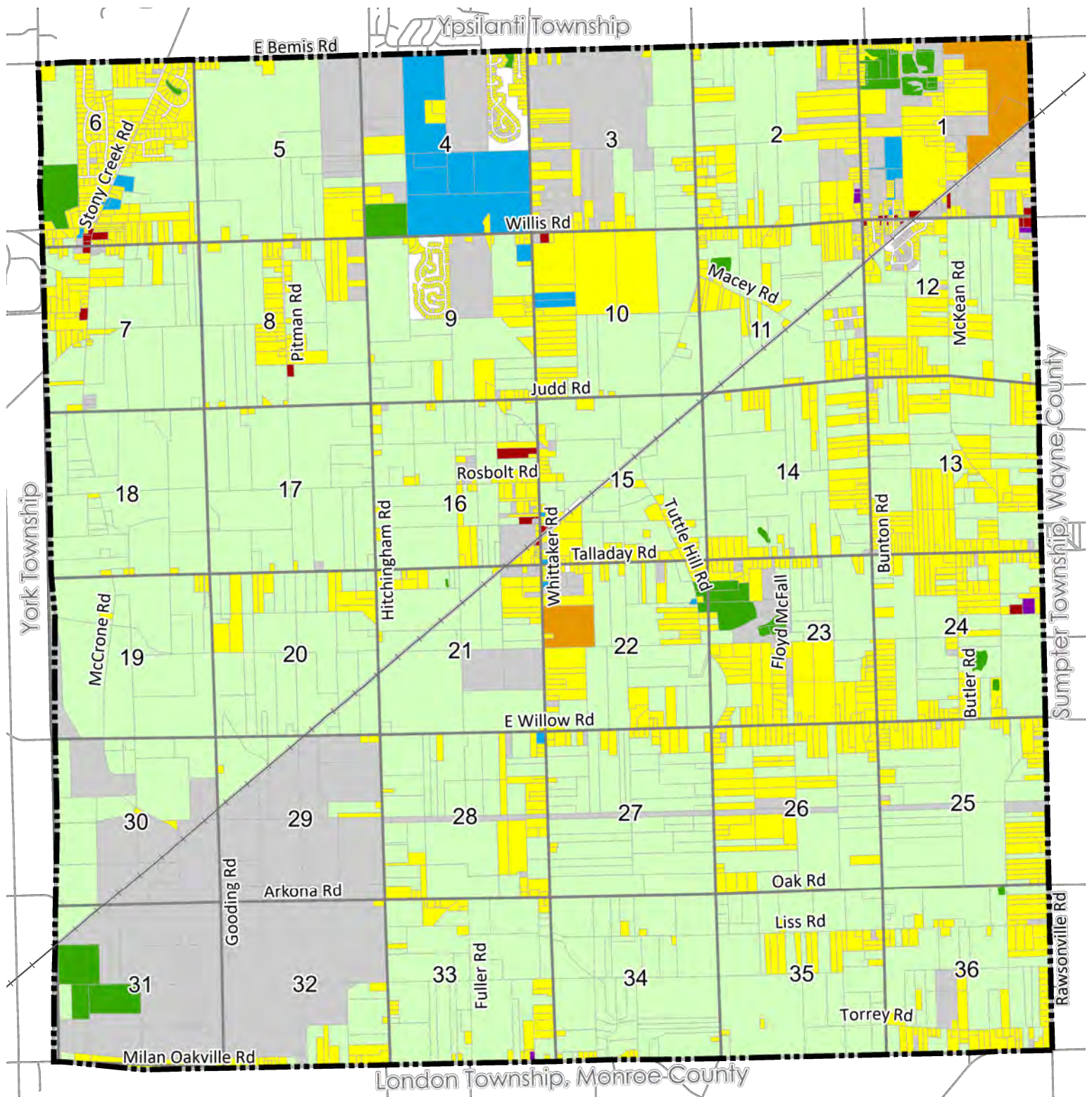
Table 1. Existing Land Uses

Existing Land Use Category	Acres	Percent Land Coverage
Agriculture	14,133.16	60.6%
Single-Family Residential	4,927.28	21.1%
Manufactured Housing	185.87	0.8%
Commercial	43.01	0.2%
Industrial	10.13	0.0%
Institutional	387.71	1.7%
Recreation/Open Space	313.85	1.3%
Vacant / Utilities	3,331.95	14.3%

Source: Augusta Township & Washtenaw County 2021

As demonstrated in the table above, agriculture remains the predominant land use in Augusta Township, encompassing over 14,000 acres – over 60% of the Township’s land area. Other open or vacant land covers over 3,000 acres – over 14% of the Township. The fact that these two (2) land use categories comprise over 74% of the Township’s land area speaks to the rural and largely undeveloped nature of the community. Even as land development has occurred in recent years.

Commercial and industrial land uses continue to make up a relatively small portion of the Township land area, with the majority of commercial establishments located along Willis Road. The Lincoln Consolidated Schools campus makes for a particularly large institutional land use in the north central portion of the Township. The presence of significant vacant land surrounding the campus is expected to attract interest from land developers who recognize the value schools offer.



Existing Land Use

Existing Land Use Categories

 Agricultural	 Industrial
 Single Family Housing	 Institutional
 Manufactured Housing	 Recreation / Open Space
 Commercial	 Vacant & TCU

Augusta Township Washtenaw County, Michigan



0 0.5 1 1.5 Miles

Source: Augusta Twp and Washtenaw Cty Data
June, 2022
Carlisle/Wortman Associates, Inc
Ann Arbor, Michigan



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Goals & Objectives

Goals and objectives formulated by Augusta Charter Township establish the framework for public and private decision-making. While goals and objectives tend to be general in nature, strategies set forth a particular approach or position to be taken when resolving a planning issue. Strategies are specific actions aimed at achieving particular goals and objectives. Clearly defined statements of strategy can go on to minimize arbitrary decisions and substantiate intelligent, objective decisions. The following goals, objectives, and strategy statements provide the basis for wise and consistent public decisions for future development proposals in Augusta Charter Township.

These goals and objectives were derived from community input through a review of the existing conditions on the Township, future trends, the results of the on-line survey offered for resident comment from November 2021 through January 2022, the open house vision session held on May 12, 2022, and the public hearing conducted at the Planning Commission meeting held on January 18, 2023.

Goals

The following statements reflect the primary goals of Augusta Charter Township. These are followed by more detailed objectives and strategies on the subsequent pages.

- Preserve the rural character of Augusta Charter Township through the management of growth and preservation of natural resources and active farming.
- Protect the integrity of existing and future residential area and develop future residential areas of a character and density consistent with the Township's goal to preserve is generally rural character.
- Promote the limited development of commercial uses in appropriate locations of the Township to serve the everyday needs of Township residents.
- Promote the limited development of industrial uses in appropriate areas of the Township that generate little or no environmental impact.
- Protect the environment and the Township's natural resources.
- Provide the highest quality public facilities and services possible at an affordable rate for the residents of Augusta Charter Township.
- Provide adequate infrastructure to safely, effectively and efficiently service the residents of Augusta Charter Township, in a manner consistent with the Township's growth management objectives.
- Develop and maintain a safe and efficient transportation system throughout the Township, for vehicular, as well as pedestrian and non-motorized circulation.

PRESERVATION OF RURAL CHARACTER

Goal

Preserve the rural character of Augusta Charter Township through the management of growth and preservation of natural resources and active farming.

Objective 1

Focus future growth and development around the Lincoln Consolidate Schools campus and the Village of Willis, to create distinct “places” and maintain the rural / agricultural character of the remainder of the Township.

Strategies

1. Plan for the highest densities of future development around the Lincoln Schools campus and the Village of Willis, in accordance with the urban service districts shown on the Future Land Use Map.
2. Limit the future extension of sanitary sewer lines to the northernmost mile and a half of the Township.
3. Establish sewer districts outside of which sanitary sewer service is not to be provided.
4. Maintain well-defined boundaries between development “nodes” by preserving buffers of open space, natural features and/or very low-density development between them.



Objective 2

Encourage the continuation of local farming operations and long-term protection of farmland resources.

Strategies

1. Protect areas considered appropriate for farming and implement zoning provisions that complement and sustain local farming interests.
2. Minimize conflicts and nuisance problems (destruction of crops, complaints about legitimate day-to-day farming operations, etc.) in designated agricultural areas by limiting the encroachment of incompatible land uses.
3. Discourage agriculturally designated areas from evolving into residential growth zones by continuing limitations on development densities and encouraging cluster development.

-
4. Continue to regulate the division of land and development of private roads in the Township.
 5. Develop an agricultural zoning district and seek voluntary rezoning of property to that new zoning district.
 6. To the extent that low-density residential development occurs in agricultural areas, continue opportunities for the development to be compact, or clustered on just a small portion of the undeveloped parcel, and discourage the wasteful consumption of farmland acreage for each dwelling site.
 7. Support Part 861, Farmland and Open Space Preservation, of the Natural Resources and Environmental Protection Act, PA 451 of 1994, as amended, (formerly known as the Farmland and Open Space Preservation Act, PA 116 of 1974, as amended).
 8. Support regional and state efforts to establish purchase of development rights (PDR) or transfer of development rights (TDR) programs as a means of allowing a farmer to continue farming operations while receiving a reasonable financial return on the development potential of farmland property.
 9. Partner with public and private land trusts' efforts to permanently protect the open spaces and natural resources of the Township.
 10. In addition to providing clustering opportunities, consider other innovative zoning techniques to retain and preserve farmland resources and agricultural activities.
 11. Regularly update zoning provisions to allow accessory, on-farm activities to supplement farm operations incomes.
 12. Pursue zoning and other measures designed to facilitate agricultural support services including outlets for feed, seed, farm equipment sales and repair, and similar services where not environmentally threatening.
 13. Solar and wind facilities should be limited to areas adjacent to existing electrical infrastructure that can accommodate such uses.

Objective 3

Maintain and enhance the integrity of the Township's natural resource base (see section on Environmental Protection).

RESIDENTIAL LAND USE

Goal

Protect the integrity of existing and future residential areas, and develop future residential areas in such location, character and density as to be consistent with the Township's goal to preserve its generally rural character.

Objective 1

Protect and enhance the integrity of the Township's current and future residential areas.

Strategies

1. Residential areas should be separated from high density commercial and industrial areas by functional elements such as open space, parkland, landscaped streets, or similar separation. This strategy is not meant to preclude thoughtfully conceived and executed mixed-use project wherein residential and commercial elements are combined, however.
2. Provide sidewalks, bike paths/safety paths, street trees, parks and other amenities in residential areas, as appropriate.
3. Enforce Building and Property Maintenance Codes to maintain housing stock.



Objective 2

Seek the development of housing types that are of high quality in terms of design and construction and are appropriate in terms of the Township's rural preservation and growth management objectives.

Strategies

1. Develop additional residential areas to provide a mix of housing types that addresses the housing needs of all Township residents, with respect to size, expense, and location.
2. Encourage the preferential location of housing within and in proximity to the Villages of Willis and Whittaker.

-
3. Emphasize design considerations such as pedestrian circulation, public open spaces, quality design and architectural diversity, front porches, side-entry garages, etc., in new housing developments.
 4. Develop a manual of design guidelines for the vicinity surrounding the Lincoln Schools campus, whereby elements such as streetscape, landscaping, lighting, signage and architecture can be coordinated, so that a high-quality, cohesive community can be created in this area.
 5. Encourage coordination of adjacent residential development, in terms of road and pedestrian connections, regional detention, coordinated open space, etc.
 6. Develop new housing only where it can be adequately served by parks and open space, streets, emergency service, storm drainage and utilities.
 7. In general, the development of multiple-family residential units should be limited to the Villages of Willis and Whittaker. Select locations in the vicinity of Lincoln Schools may also be appropriate, provided that the overall densities intended for the area achieved.
 8. Limit the development of additional manufactured housing communities.

Objective 3

Promote the accessible, affordable housing opportunities for Augusta's senior citizens at appropriate locations in the Township.

Strategies

1. Senior housing should be pedestrian-oriented, in close proximity to existing or planned commercial areas and/or Township facilities.
2. To the great extent possible, senior housing should be integrated with other residential areas of the Township.
3. Offer incentives for the development of senior housing in the Township, such as density bonuses in PUD developments where units for seniors are proposed.
4. Explore avenues to subsidize senior housing in the Township, to increase its affordability.
5. Senior housing may be considered in areas designated as residential in the Urban Service Districts.

COMMERCIAL LAND USE

Goal

Promote limited development of commercial uses in appropriate locations of the Township, to serve the everyday needs of Township residents.

Objective 1

Promote well-planned commercial development that integrates well with existing and future residential and other uses in the Township.

Strategies

1. Future commercial development should be limited to the Villages of Willis and Whittaker and their intersections of the Township's major roadways (Willis, Whittaker, Stoney Creek, Rawsonville).
2. Creative design of future commercial areas should be sought. Commercial strip development that detracts from the character of the Township should be avoided.
3. Commercial development should include pedestrian circulation facilities, landscaping, appropriate setbacks along major streets, well designed signage, adequate parking, and other amenities to create an aesthetically attractive shopping environment.
4. Develop landscaping standards for required screening and buffering of conflicting land uses, and landscaping of parking lot areas.
5. Access management techniques should be employed in commercial developments to minimize impacts on adjacent roadways.



Objective 2

Limit commercial development to that of a local/neighborhood scale and intensity.

Strategies

1. Limit commercial development in the Township to local retail, convenience, personal and professional services.
2. Large format retail (or "Big Box") retailers and regional shopping centers should be discouraged in the Township.

Objective 3

Promote the commercial redevelopment of the Village of Willis to support Augusta's "small town" atmosphere and to provide specialized retail and personal services.

Strategies

1. Improve Willis' image through streetscape improvements, landscaping, and signage controls, as well as enforcement on the Township's Building Code and Blight Ordinances.
2. Coordinate with the Washtenaw County Road Commission to apply for Federal Transportation Enhancement Grant funding for streetscape improvements to enhance the aesthetics of the Village of Willis.
3. Encourage residential development in close proximity to the Village of Willis (within a quarter to a half of a mile) to increase foot traffic in the Village.

INDUSTRIAL LAND USE

Goal

Promote the limited development of light industrial uses in the Township that generate little or no environmental impact.

Objective 1

Encourage the development of future industrial uses on the EQ property.

Strategies

1. Continue to plan for industrial development on a portion of the EQ property.
2. Continue efforts to work with eligible businesses and industries to take advantage of available tax abatement programs.
3. Prohibit the encroachment of non-industrial uses into established or planned industrial areas, except as anticipated on the EQ property.
4. Promote use of the EQ property for future solar and/or wind development.

Objective 2

Minimize the impact of industrial land uses on the environment and non-compatible uses.

Strategies

1. Tailor zoning regulations to promote clean industrial uses and discourage large, heavy industrial uses in inappropriate locations.
2. Enforce regulations controlling industrial nuisances such as noise, odor, dust, vibration, outdoor storage, and intensive truck impacts, and revise, improve or create regulations when deemed necessary.
3. Separate industrial development from residential uses by open space and landscaped buffers and/or other transitional uses.

ENVIRONMENTAL PROTECTION

Goal

Protect the environment and the Township's natural resources.

Objective 1

Protect the Township's surface and groundwater resources.

Strategies

1. Minimize surface water pollution from lawn chemicals, road salt, and sediment contained in urban stormwater by implementing innovative stormwater best management practices (BMPs) in developments throughout the Township.
2. Investigate the development of supplementary stormwater regulations for the Township, such as impervious surface regulations and natural feature buffer requirements.
3. Enforce the Paint Creek Overlay Zoning District to maintain the health and integrity of the Paint Creek.
4. Acquire land (or development rights) with frontage along the Paint Creek and its major tributaries whenever/wherever feasible.
5. Provide adequate buffers and/or setbacks between potential polluters and resource areas.
6. Site commercial and industrial land uses that use or process hazardous materials away from environmentally sensitive lands or aquifer recharge areas.
7. Eliminate groundwater pollution from industrial contaminants and partner with the EGLE Environmental Response Division to pursue the clean-up of all sites regulated under Part 201,



Environmental Remediation, of the Natural Resources and Environmental Protection Act (P.A. 451 of 1994, as amended) in the Township.

8. Coordinate with the Washtenaw County Health Department to establish a regular ground water monitoring and testing program.
9. Maintain zoning regulations such as secondary containment buffers and Pollution Incident Protection Plans for commercial and industrial developments.

Objective 2

Protect the Township's valuable natural areas.

Strategies

1. Maintain the Recreation-Conservation zoning district on critical and sensitive aquatic resource areas such as wetlands, woodlands and creeks.
2. Encourage the clustering of new residential developments on properties that contain significant natural resources, to preserve continuous open space corridors adjacent to and connecting natural resource areas.
3. Identify land areas for protection and/or acquisition, with an emphasis on connectivity between open space areas within the Township.
4. Revise the Township Zoning Ordinance PUD provisions to address the preservation of "non-contiguous" open space in PUD developments.
5. Apply for public and private grants to purchase open space and critical natural areas throughout the Township.
6. Coordinate with adjacent communities in the preservation natural resources and open space.
7. Minimize intrusion of infrastructure (pipelines, roads, utilities, etc.) within environmentally sensitive areas.

Objective 3

Protect the Township's air quality.

Strategies

1. Protect the Township's air quality and discourage the siting of industries that have the potential of creating excessive air quality emissions.
2. Adopt regular air quality monitoring programs in conjunction with the Washtenaw County Health Department and EGLE air quality officials.

TOWNSHIP FACILITIES & SERVICES

Goal

Provide the highest quality public facilities and services possible at an affordable rate for the residents of Augusta Charter Township.

Objective 1

Cluster Township and other civic facilities to create a “town center”.

Strategies

1. Acquire available property for a civic center complex at a location that is in reasonable proximity to the geographic center of the township as well as the intended center of development in the Township.
2. Retain existing Township property in the event that such a civic center is developed, to be used for other Township purposes.

Objective 2

Provide recreational facilities to meet the needs of Township residents, especially teens and seniors.

Strategies

1. Continue to seek the development of parks in residential developments.
2. Utilize the newly adopted Parks and Recreation Plan to qualify the Township for state recreation grant funding.
3. Pursue the development of a continuous recreational greenway along the Paint Creek through the Township.
4. Apply for public and private grants to purchase open space and recreational land throughout the Township.

Objective 3

Provide adequate and timely information and services to Township residents.

Strategies

1. Ensure that a sufficient number of officers have been contracted through the State of Michigan as the Township's population increases.
2. Ensure that Township Fire Department facilities are adequate in terms of location, number and condition, to provide sufficient fire protection to the entire Township.

INFRASTRUCTURE

Goal

Provide adequate infrastructure to safely, effectively and efficiently service the residents of Augusta Charter Township, in a manner consistent with the Township's growth management objectives.

Objective 1

Develop an effective and efficient sanitary sewer and water system to serve appropriate areas of the Township.

Strategies

1. Prepare a plan for the development of the Township's sanitary sewer and water service that supports the future land use plan and is coordinated with the contractual capacity available from YCUA.
2. Establishment of sewer districts beyond which the extension of sanitary sewer service should be avoided.
3. Prohibit future connections to sanitary sewer force main.
4. To the greatest extent practical, public water should be made available to those residents whose wells no longer supply potable water.
5. Develop long-range capital improvement plans for maintenance and expansion of Township infrastructure.

Objective 2

Ensure adequate drainage is provided throughout the Township.

Strategies

1. Identify areas of the Township where flooding is a concern and identify necessary improvements.

-
2. Coordinate with the Washtenaw County Road Commission where roadside drainage improvements are needed.
 3. Encourage the development of regional stormwater management facilities (detention and/or retention basins, etc.) in areas of the Township where development is intended.
 4. Coordinate with the Washtenaw Water Resources Commissioner to address those areas of the Township where there is insufficient drainage. This could involve drain rehabilitation or the establishment of new drainage districts.
 5. Ensure that stormwater management concerns are adequately addressed by the land development activities which create them.

TRANSPORTATION

Goal

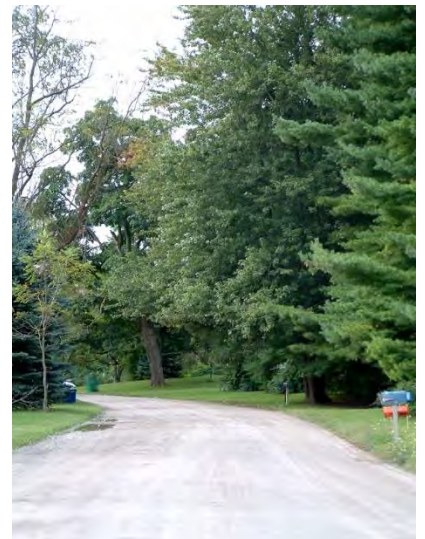
Develop and maintain a safe and efficient transportation system throughout the Township, for vehicular as well as pedestrian and non-motorized circulation.

Objective 1

Maintain and expand the Township's road network for safe and efficient vehicular circulation.

Strategies

1. Roadways in new developments should be designed to enhance the Township's overall road network.
2. In the interest of an efficient road system, cul-de-sacs and dead-end streets should be avoided to the greatest degree possible.
3. Cross-access easements should be provided to allow future road connections to adjacent property where development is likely to occur.
4. Regulate on-street parking to ensure adequate vehicular circulation and protect community appearance.
5. Access management techniques, wherever possible, should be employed to improve vehicular circulation.
6. Identify necessary road improvements to provide a safe and efficient road system in the Township.
7. Ensure that sufficient dust control is provided on the Township's dirt roads.



-
8. Continue to coordinate planned road improvements with the Washtenaw County Road Commission on an annual basis.
 9. Coordinate regional road improvements with adjacent communities.
 10. Seek assistance from developers in the funding and/or construction of road and intersection improvements necessitated by the development of their property.
 11. Coordinate roadway improvements with land developers and the Washtenaw County Road Commission as future development is proposed along the Willis, Whittaker, Bunton, and Rawsonville Road corridors, including coordinated analysis of traffic impacts.
 12. Coordinate with the Washtenaw County Road Commission to investigate the installation of traffic-calming devices along Willis Road near Lincoln Schools, such as divider medians, to slow traffic and improve pedestrian safety in that area.
 13. If sufficient density develops near Lincoln Schools and the intersection of Willis and Whittaker Roads, the possibility of an AATA bus stop or other public transit alternative should be investigated for that location.

Objective 2

Provide for pedestrian and non-motorized circulation throughout the Township.

Strategies

1. Develop Township-wide greenways and paths/trails for walking, hiking, biking and horseback riding.
2. Pedestrian and non-motorized transportation paths should be provided throughout developments to link homes, schools, recreation areas, shopping areas and other facilities.
3. Provide sidewalks on both sides of the street in all new developments.
4. Promote a pedestrian-friendly and barrier-free environment through the use of crosswalks and ramps.
5. Promote a pedestrian-friendly and barrier-free environment, through the construction of a combination of sidewalks, bike paths and crosswalks to facilitate access to and from the school campus.

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Future Land Use

Overview

The Future Land Use Plan defines the framework for the future growth of the Township. It begins with a general description of the desired pattern of development for the community and follows with a description of the future land use categories as illustrated on the future land use map (Figure XX).

Key Concepts

The Township's Future Land Use Plan is, in fact, the integration of several key concepts that embody the community's vision for the future. The various concepts contained in this plan include:

- Village Center
- Urban Service Districts
- Agricultural Preservation
- Paint Creek and Natural Features Protection
- Coordinated Infrastructure Improvements

Each of these land use concepts are discussed in greater detail in the following sections.

Village Center

This plan envisions the creation of a third Village Center in the vicinity of the Lincoln Schools campus and the Willis/Whittaker intersection. The "Lincoln" Village Center is anticipated to accommodate the majority of residential and other development over the life of this plan. Based on preferences expressed by the public and Township Officials (previously) this area is also intended to be the future location of the Township Hall, a fire station and possible other municipal civic uses it is intended these facilities, in proximity to the existing Lincoln Schools campus and a concentration of future commercial and residential uses, will create a distinct and genuine "center of town".

Careful attention to layout, architectural detail, landscaping and signage in this vicinity will be necessary to create a unique, meaningful settlement that reflects positively on the community for years to come. Traditional architectural styles and traditional relationships between buildings, roadways and open spaces should be sought throughout this area. The quality of building materials used is also of the utmost importance. To this end, a set of design guidelines must be prepared to serve as a template upon which future development activity in this area is based.

Urban Service Districts

The availability of public utilities, namely sewer and water, is a guiding force behind the distribution of land use and residential densities depicted on the Future Land Use Map (Figure 15). Augusta Township has a contract with the Ypsilanti Community Utility Authority (YCUA) for sewer services. To allow for the orderly, coordinated development of the Township, the Future Land Use Map provides for “Urban Service Districts”. These districts are the primary method of managing growth envisioned in this Plan and are intended to represent areas of the Township within which the sanitary sewer system is meant to be extended. Therefore, the proposed Urban Service Districts intentionally correspond with the higher density areas proposed on the Future Land Use Map.

In cases where properties outside of the Urban Service District desire to connect to the Township’s sanitary sewer system, guidelines must be established to govern consideration of whether to expand a district to include a particular price of property.

Development activity proposed within August Township shall adhere to the following policies related to the Urban Service Districts, particularly in regard to sanitary sewer service:

- Sanitary sewer service shall generally be limited to areas located within the Urban Service Districts, unless the extension of a district would address public health or safety concerns. Such exceptions could include:
 - The need to support an area where septic systems are failing;
 - The need to respond to changes in and use and/or traffic patterns that rationally support the extension of a particular district; and
 - The receipt of community benefits made possible by the extension of a particular district that amply counter-balance the utility and growth management impacts caused by such extension.
- Sanitary sewer service shall not be extended to areas outside of the current Urban Service District until additional capacity is obtained by the Township from YUCA.
- In the interest of maintaining orderly, coordinated development, greater consideration will be given to expanding the Urban Service Districts to include property that is immediately adjacent to an existing district, rather than create new, isolated areas.

Lack of adherence to these policies will reduce the volume of sanitary sewage capacity available for areas within the urban Service Districts, and therefore undermine the orderly manner in which the Township desires to develop into the future.

Agricultural Preservation

Given the superior agricultural soils and farming heritage of the Township, the continuance of agricultural activity is seen as another critical component to the Township's overall land use strategy. Certain areas of the Township, characterized by the predominance of large parcels, prime farmland soils, and the presence of active farming, are desired to continue their agricultural use into the future. Many factors, such as market forces related to particular farm products have an effect on the long-term vitality of agriculture in certain areas and are generally beyond the control of local government. However, there are a number of approaches that can be taken by the Township to facilitate the preservation of agriculture.

Farmland and Open Space Preservation Millage

Township voters approved a Farmland and Open Space Preservation millage in 2016 which continues through 2025. The millage allows the Township to purchase portions of a property or the development rights of the property for the purposes of preservation of farmlands, open spaces, and wildlife habitats. A five-person Farmland Preservation Board (FPB) was created to administer the funds and advise the Township Board on spending and related issues. Members serve two-year terms but may be reappointed. The FPB meets every other month and is responsible for working to develop sources of funding for the acquisition of identified development rights, including but not limited to general appropriations by the Township, grants, donations, bonds, special assessments, etc.



Agricultural Zoning

Although the Township currently has an "Agricultural Residential" zoning district in which agricultural activities are a principally permitted use, the district's one (1) acre minimum lot size is insufficient to stem the encroachment of subdivision activity that in the future may threaten to push out farming activities. The Agricultural land use designation included on the Future Land Use Map is meant to be implemented via a new zoning district with a 2.5 acre minimum lot size, within which agriculture is the primary land use permitted.

By providing for an increased minimum lot size, residential development within primary agricultural area will be discouraged, and those developments that do occur will be of lower densities and thus pose less impact to the farming of these principally agricultural areas.

P.A. 116 Farmland and Open Space Preservation Program Enrollment

Many agricultural properties in the Township are currently enrolled in the tax incentive program created under Public Act 116 of 1974, as amended. Several new properties, as well as renewal properties into the Farmland Preservation Program continues throughout the Township. Currently, approximately 4,178.5 acres of farmland are enrolled in the P.A 116 program in Augusta Township (see Figure 4. Farmland Classification Map).

Legacy Land Conservancy

In Washtenaw County, the Legacy Land Conservancy works with landowners in and around the County to help preserve farmland and other environmentally sensitive lands through conservation easements. Conservation easements limit the type and amount of development on a property and often restrict uses that have the potential to damage natural features. The Legacy Land Conservancy conservation easement program is a permanent, voluntary commitment that may provide a financial benefit to landowners while conserving property in perpetuity.

Protection of Paint Creek and Other Natural Features

Another central element of the Township's future land use strategy is the protection of Paint Creek and its tributaries, as well as the Township's other natural features, such as wetland areas and woodlands. Particularly remnant lake plain forest, which are rare to most parts of southeastern Michigan and are found in Augusta Township.

Paint Creek Greenway

Central to the Township's plan to protect the Paint Creek is the development of a continuous greenway corridor along one or both of its banks. Development activity along the creek will be encouraged to donate land adjacent to it (most of which is located in 100-year floodplain areas), and acquisition of additional portions of this greenway will be sought via grant funding and through coordination with area land conservancies (such as the Legacy Land Conservancy). It is envisioned that the resulting greenway would provide public access (via continuous non-motorized trails) and opportunities for education and naturalist interpretation, recognizing that public education and outreach will be central to the Township's long-term success in protecting Paint Creek.



Natural Features Setback

In addition to the Pain Creek Overlay Zone currently in the Zoning Ordinance, a generalized setback from all wetland/water features in the Township (wetlands, streams/drains, etc.) is envisioned to offer added protection of these critical landscape features. By requiring such setback, the Township will seek to minimize the threat posed by encroaching development by maintaining a buffer area to ensure stream bank stability, sediment filtration, and protection of wildlife habitat.

Planned Unit Development Option

Planned Unit Developments (PUD) offer an exceptional opportunity for the Township to seek the placement of conservation easements as a demonstration of the project's benefit to the community. This is especially true since the Michigan legislation has allowed open space requirements of a PUD to be offered off-site since 2003. This offers the Township another vehicle by which to preserve designated areas, although it will require amendment to the PUD Ordinance. In the event that amendments are made to the existing PUD regulations, such off-site open space preservation should be targeted to those areas identified as Recreation/Open Space on the Future Land Use Map, and other rare or endangered habitats not included on that map, such as remnants of the indigenous lake plain forest found throughout the Township.

Coordinated Infrastructure Improvements

Without careful coordination of needed infrastructure improvements, extensive funding could be wasted without meeting the needs of the Township. Necessary improvements, as well as discussion of how they are envisioned to be coordinated, are found below, and in Figure 6, Non-Motorized Pathways.

Transportation

Road improvements such as those listed below are typically the responsibility of the Washtenaw County Road Commission (WCRC). However, budgetary constraints often hinder the WCRC's ability to install needed road improvements on pace with development activity. Thus, it is recognized that a coordinated, proactive approach to seeking road improvements is necessary. Therefore, whenever development is proposed in proximity to one or more of the various road improvements listed below, the Township should seek to partner with the developer and the WCRC so that road improvements are made in the most efficient, logical fashion possible. Coordination of future road improvements with adjacent communities should also be pursued wherever possible.

If and when multiple developments are proposed in a particular location of the Township at one time, traffic impacts should be considered jointly, so that the impacts of all development acidity can be determined. This will also allow coordinated solutions to traffic and circulation problems to be identified and rectified in an efficient manner. In the following sections, a number of Township road improvements needs are discussed.

Road Paving/Maintenance

In order to provide an alternate paved route from the Whittaker/Bemis intersection to the west side of the Township (one that avoids the Willis/Whittaker intersection), Bemis Road from Hitchingham to Whittaker will need to be paved, as well as Hitchingham Road from Bemis to Willis. In the event that significant developments are proposed along these corridors, road paving will be very important, as the existing paved roads are unlikely adequate to support the added traffic of a large residential development(s).

Road maintenance should also be coordinated with the WCRC and planned on an annual basis to ensure all Township roads are in a condition to provide for the safe travel of residents.

Access Management Improvements

The presence of the Lincoln Schools while a significant benefit to the community, presents a variety of traffic and circulation challenges. One of the most notable challenges is the impact the schools have on circulation along Willis Road and through the Willis/Whittaker intersection. The schools' multiple entrances along Willis Road create a complicated set of turning movements, which will only worsen as areas planned for development are constructed along the south side of Willis Road. The Township should seek to partner with the schools, WCRC and future developers to ease the access management concerns in this area. Possible improvements include a continuous three-lane cross-section along Willis Road adjacent to the schools (with a dedicated turn-lane), as well as the consolidation of the schools' Willis Road entrances.

Intersection Improvements

The Willis/Whittaker intersection is viewed by many in the Township as the single largest concern in terms of traffic congestion and circulation in the Township. Because the intersection is not signalized, peak hour traffic (coupled with school traffic) causes significant back-ups and delays. The WCRC has already indicated that the intersection warrants a signal; however, significant additional development in this area will likely necessitate a substantial overhaul of the intersection, with dedicated left-turn lanes at all approaches. Additionally, in an effort to facilitate pedestrian circulation throughout the Township, incorporation of pedestrian refuge islands into this intersection at such time as it is upgraded should be pursued. Existing properties present limitation to the available right-of-way for such improvements and may limit or hinder the process of improving this intersection.

Another intersection presenting particular circulation concerns is the Bemis/Hitchingham intersection. The north and south extents of Hitchingham Road at Bemis Road are offset by approximately 300 feet, hampering the flow of vehicles north/south along this roadway. At such time as development is proposed on the southeastern corner of this intersection, the realignment of Hitchingham should be sought. This would represent a significant improvement to the road network of not only the Township, but the entire vicinity.

In general, many of the roads and intersections throughout the Township need to be repaved and better defined (such as curbs in the Village of Willis, etc.) to improve both the function and appearance of the Township. It is unlikely that such improvements will be developer-driven, so it will be up to the Township, in coordination with the WCRC, to facilitate the improvement of the road network.

Complete Streets

On August 1, 2010, the State of Michigan legislature signed into law the Complete Streets amendments to the State Trunkline Highway System Act (Act 51 of 1951), and the Planning Enabling Act (Act 33 of 2008). The law provides an approach to transportation planning and design that considers *all* street users – vehicles, pedestrians and bicyclists of all ages and abilities – during the various planning and design stages of a transportation project. It also requires that the Michigan Department of Transportation (MDOT) and local road commissions consider the community’s goals and desires for road projects within their boundaries.

Complete Streets provide facilities that allow all users, irrespective of their age or abilities, to use the street as a mode of transportation. A Complete Street allows pedestrians, bicyclists, transit users and those with disabilities to easily and safely use roads in their community. Communities with Complete Streets policies help to ensure that engineers and planners design roadways to accommodate all users, not just motorists.

Facilities that make a street “complete” depend on the existing conditions and the intended users. It’s never a “one-size-fits-all” scenario. Examples include curb ramps, audible or tactile signals, longer crossing times, smooth sidewalks and bike lanes that are free of obstacles, and transit stops that can be easily boarded.

Complete Street Examples



This two-lane road includes a 3-foot-wide bike lane, which is clearly marked by signs on nearby posts and on the path itself.



Bicycle trails that are totally separated from the roadway allow safe non-motorized transportation with minimal traffic conflicts.



This pedestrian crosswalk requires the pedestrian to push a button to signal vehicles to slow and stop. When not lit, it does not impede traffic flow.

Benefits of Complete Streets:

Complete Streets provide numerous benefits including:

- Improved safety for all users, including pedestrians, bicyclists, transit riders and drivers.
- Improved human health by encouraging walking and bicycling.
- Decreased car traffic, reducing dependence on gasoline and petroleum products, and improved air quality.
- Provides more transportation options.
- Fosters livable communities.

To further improve non-motorized transportation throughout the Township, the development of a network of complete streets) improvement is envisioned along major roadways. This network would connect the Township's existing and future residential development areas and public facilities, the Lincoln Consolidated Schools campus, as well as adjacent communities.

The Non-Motorized Plan for Washtenaw County demonstrates future bicycle and/or pedestrian improvements within the Township to include the following roads: Milan-Oakville Willow, Willis, Whittaker, and Rawsonville; as well as portions of Gooding, Hitchingham, and Bemis (see Figure 6.,

Transportation Plan). Additionally, the Township recently adopted their first Recreation Plan outlining non-motorized transportation network development providing safe travel to key destinations along select road corridors (see Figure 6, Non-Motorized Concept Plan).

Future Road Network

With such significant extent of vacant and/or agricultural property surrounding the school property that is planned for future residential and commercial development, it will be critical road connections be sought between adjacent future residential developments. This will provide secondary routes to direct cars away from heavily trafficked intersections and help to disperse traffic generated by the schools.

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Future Land Use Categories

Specific land use categories are identified and illustrated on the Future Land Use Map (Figure XX). The following section identifies the intent of each land use category, describes the desirable land uses and elements, the land use relationship with physical and natural features, and lists the corresponding zoning district(s).

Agricultural Land Use

Intent: The intent of this category is to protect existing agricultural land uses, maintain rural character, minimize population density, and preserve open spaces. Accordingly, the Agricultural land use designation is intended to allow low density residential development only when it promotes open space preservation and is compatible with maintaining existing agricultural operations.

Description: Agricultural areas are those lands characterized as primary crop and/or livestock production lands. These lands should not be considered land banks for future development. In this area, the focus shall be on open space preservation and any future residential development shall cluster residential units on the most suitable portions of the site, with remaining areas permanently dedicated as open space. The clusters of residences are intended to be small and integrated into significant amounts (at least 50%) of the site as open space.



Relationship to Physical and Natural Features: The Agricultural land use category is located in areas where public utilities are not present and soil suitability for septic systems may be poor. Thus, these factors put limitation on the potential density of development. Wetlands, woodlots, and environmentally sensitive areas are intended to be preserved. The Agricultural designation will help preserve woodlands, wetlands, large- and small-scale agricultural operations, and wildlife habitat. To ensure appropriate use of these areas, it is recommended that an Environmental Impact Assessment (or similar environmental land use analysis) be completed to minimize negative development impacts.

Most Compatible Uses: Desirable land uses and elements on the Agricultural designation include:

- Farming operations and similar uses of land;
- Low density, clustered single-family residential development where a minimum of fifty percent (50%) of buildable area is permanently preserved as dedicated open space;
- Single-family dwellings on parcels five (5) acres in size or larger;
- Landscape features such as orchard, out-buildings such as silos and barns, fences and sound farm structure; and

-
- Scenic views consisting of natural features.

Most Compatible Zoning Districts: Based on the above criteria, the AG, Agricultural zoning district is the most appropriate zoning district. While the Zoning Ordinance provides for the AG, Agriculture zoning district, no properties are currently zoned AG within the Township.

Rural Residential Land Use

Intent: The intent of this designation is to accommodate low density single-family residential housing in areas not intended to be serviced with sanitary sewer and water services. This category is designed to preserve a predominantly rural character, including agricultural operations.

Description: Land designated as Rural Residential includes area where soils are generally suitable for septic field and building construction. Maximum density is one (1) dwelling unit per acre.

Relationship to Physical and Natural Features: Significant natural features may still be present within this category. Residential development shall cluster residential units on the most suitable portions of a site within the remaining area permanently dedicated as open space.

Most Compatible Uses: Desirable land uses and elements on the Rural Residential designation include:

- Agricultural operations;
- Single-family residences in either clustered or conventional subdivision/site condominium development; and
- Parks, open spaces, and conservation areas.

Most Compatible Zoning Districts: The most appropriate zoning classification for the Rural Residential future land use category is the AR, Agricultural Residential and RR. Rural Residential zoning districts.

Medium Density Residential Land Use

Intent: The intent of this category is to promote a moderate density single-family category with a predominately suburban character. This is achieved by accommodating medium density single-family residential housing in areas of the Township that may be served with municipal sanitary and water services.

Description: Land designated as Medium Density residential Land Use includes residential densities ranging from 1.5 to 2.5 dwelling units per acre, depending on the availability of municipal sanitary and water services. Areas designated for Medium Density residential land use are located within Urban Service Areas in the northern areas of the Township.

Relationship to Physical and Natural Features: Significant natural features may still be present within this category, but to a lesser degree than the Agriculture and Rural Residential categories. Land designated as Medium Density Residential has access to collector roads and internal subdivision paved roads.

Most Compatible Uses: Desirable land uses and elements on the Medium Density Residential designation include:

- Single-Family residences in either clustered or conventional subdivision/site condominium development;
- Two-family dwellings; and
- Parks, open space and conservation areas.

Most Compatible Zoning Districts: The Medium Density residential Land Use category coincides with the SR-1, SR-2, and SR-3 Single-Family Residential, as well as, the VR, Village Residential zoning classifications. While there are properties zoned SR-1 and SR-3 within the Township, the SR-2 and VR zoning classifications are not represented on the zoning map. Re-evaluation and further simplification of the single-family residential zoning categories should be considered.

Multiple-Family Residential Land Use

Intent: The intent of the Multiple-Family Residential Future Land Use category is to allow areas for higher density residential development allowing two (2) or more units per structure.

Description: This land use is limited to areas within the Urban Service Areas. The overall densities of these areas should generally not exceed six (6) dwelling units per acre. The Township encourages and supports innovative housing project such as attached and cluster developments that preserve open space and protect natural features. Greater densities may be allowed in cases showing exceptional design and conservation.

Relationship to Physical and Natural Features: Areas of the Township designated for multiple-family uses are either serviced by or adjacent to municipal sanitary and water services and constitutes the area of the Township within the greatest residential density development potential.

Most Compatible Uses: Desirable land uses and elements on the Multiple-Family Residential designation include:

- Single-family residences, attached and detached;
- Two-family dwellings;
- Apartments;
- Innovative housing projects , including senior and assisted living options;
- Parks, open spaces and conservation areas; and
- Community support facilities such as churches, schools and public buildings.

Most Compatible Zoning Districts: The Multiple-Family Residential land use category coincides with the MR, Multiple-Family zoning district.

Manufactured Housing Community Land Use

Intent: The Manufactured Housing Community land use is intended to provide for the existing manufactured housing community development with the Township.

Description: Areas designated for Manufactured Housing Community land use are within the northeast and central Urban Service Areas.

Relationship to Physical and Natural Features: Areas of the Township designated for manufactured housing use are either serviced or adjacent to municipal sanitary and water services and constitutes the area of the Township with the densest residential development.

Most Compatible Uses: Desirable land uses and elements on the Manufactured Housing Community designation include:

- Manufactured housing.

Most Compatible Zoning Districts: The Manufactured Housing Community land use coincides with the MHC, Manufactured Housing Community zoning district.



Village Mixed-Use Land Use

Intent: The intent of the Village Mixed-Use designation is to encourage and permit mixed uses utilizing the existing smaller lots and built environment in the Villages of Willis and Whittaker. Future growth within these areas is intended to be flexible in land uses but meet specific form and design guidelines that will be required through modifications to the Township Zoning Ordinance.

Description: The Village Mixed-Use designation is focused on the existing built environment on the Villages of Willis and Whittaker.

Relationship to Physical and Natural Features: The Village Mixed-Use areas are the most densely developed areas of the Township.

Most Compatible Uses: Desirable land uses and elements on the Village Mixed-Use designation include:

- Mixed-use developments;
- Neighborhood commercial uses;
- Service uses;
- Office uses;
- Single-family residences, attached and detached;
- Two-family dwellings;

- Multiple-family dwellings;
- Innovative housing projects;
- Parks, open spaces, and conservation area; and
- Community support facilities such as churches, schools, and public buildings.

Most Compatible Zoning Districts: The Village Mixed-Use zoning district coincides with the Village Mixed-Use land use designation. However, the Township should consider incorporating additional design standards for this district, and potentially some form-based code ideas and concepts.

Commercial Land Use

Intent: The intent of the Commercial land use designation is to provide locations for commercial uses to service the needs of Township residents.

Description: The areas designated for Commercial land use are provided at major intersection within the Township such as Willis/Whittaker and Willis/Rawsonville.

Relationship to Physical and Natural Features: The areas planned for commercial development are located within the Urban Service Areas where adequate utilities are available for commercial development.

Most Compatible Uses: Desirable land uses and elements on the Commercial designation include:

- Retail and service businesses;
- Specialty shops;
- Office uses;
- Restaurants;
- Financial institutions; and
- Community support facilities such as churches, schools, and public buildings.



Most Compatible Zoning Districts: The Commercial land use classification coincides with the O, Office; GC, General Commercial; and LC, Local Commercial zoning districts. The GC district coincides with those areas adjacent to major intersections; whereas the O and LC districts are intended to integrate commercial uses within existing neighborhoods.

Planned Development Land Use

Intent: The Planned Development land use designation is intended to implement mixed-use development within the southwestern portion of the Township.

Description: The Planned Development area's mix of uses is planned to include industrial, high-tech, research, office, commercial and residential land uses, with a golf course and environmental preserve areas.

Relationship to Physical and Natural Features: Wetland and woodland areas are found primarily in the southern portion of the Planned Development area.

Most Compatible Uses: A mix of uses is desirable in the Planned Development category. They include:

- Mixed commercial, office, and residential uses;
- Research and technology uses;
- Manufacturing, processing, packaging or assembling uses;
- Wholesale and warehousing uses;
- Community support facilities such as churches, schools and public buildings;
- Solar facilities;
- Golf course; and
- Parks, open space and environmental preserves.

Most Compatible Zoning Districts: The Planned Development land use category does not coincide with a single zoning district and may be best developed in a comprehensive manner as a Planned Unit Development that would allow for a variety of uses and flexible development standards.

Recreation/Open Space Land Use

Intent: Land designated as Recreation/Open Space is intended to provide areas for an open space system that preserves and enhances significant natural features including floodplains, woodlands, and wetland areas as well as providing recreation opportunities and an appropriate use of the land.

Description: This category is intended to protect and preserve the unique Township natural resources while broadening recreational opportunities and an appropriate use of the land.

Relationship to Physical and Natural Features: Land in this use category generally includes environmentally sensitive areas where natural features need to be protected and other areas that present opportunities for farmland preservation.

Most Compatible Uses: Desirable land uses and elements on the Recreation/Open Space designation include:

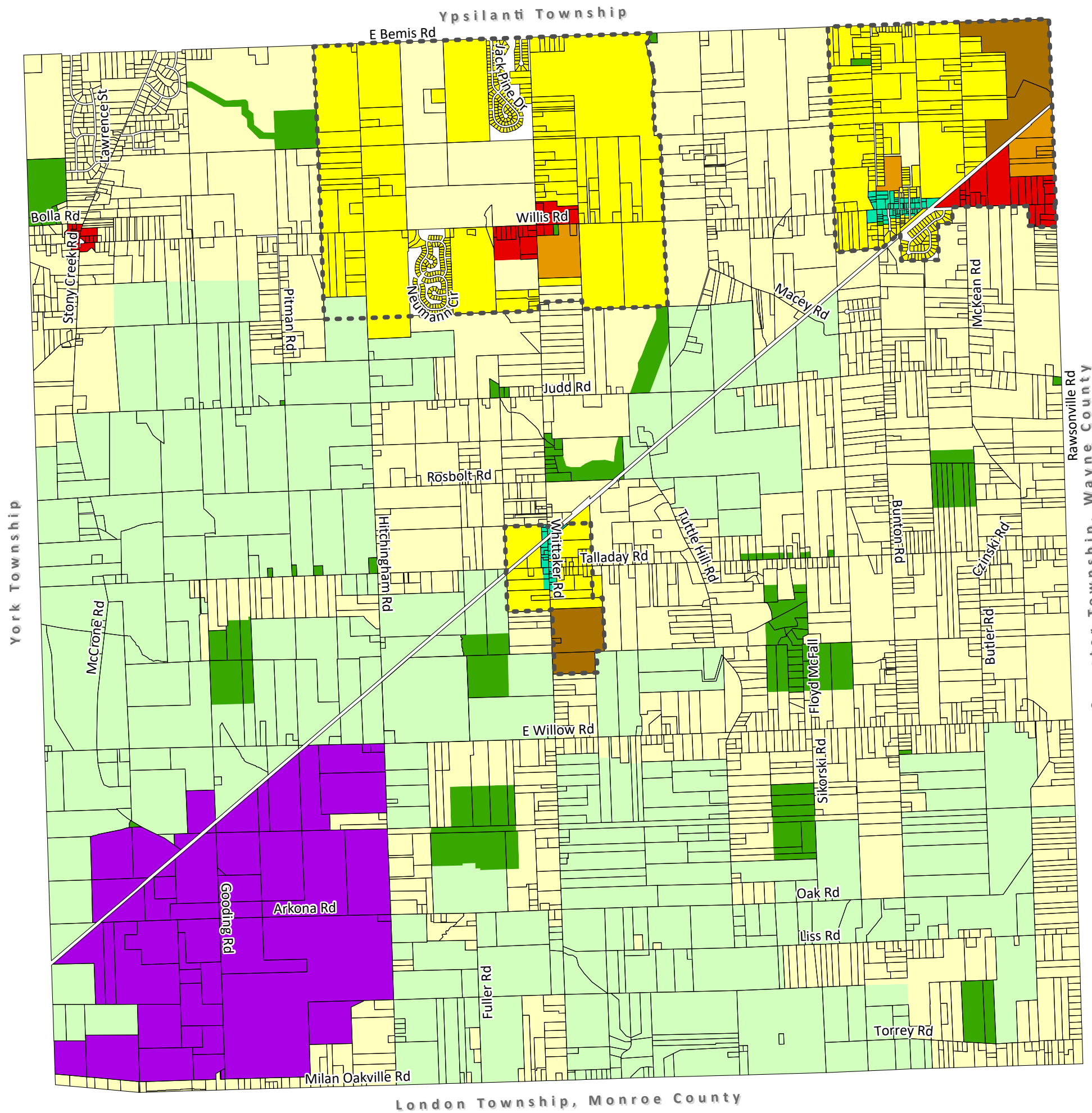
- Public or private conservation areas;
- Farmland;
- Single-family dwellings; and
- Active and passive recreation opportunities.

Most Compatible Zoning Districts: The Recreation/Open Space land use classification coincides with the C, Conservation zoning district.

Table 2. Master Plan Land Use Classifications / Zoning District Comparison

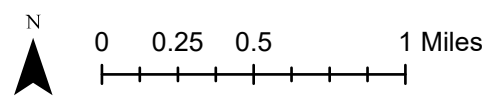
Master Plan Land Use Designations	Zoning District Classifications
Recreation / Open Space	C, Conservation
Agriculture	AG, Agriculture (no properties zoned AG) *Consider eliminating this district if no properties are zoned.
Rural Residential	AR, Agriculture Residential RR, Rural Residential *Consider combining AR and RR districts.
Medium Density Residential	SR-1 Single-Family Residential SR-2, Single-Family Residential (no properties zoned SR-2) SR-3, Single-Family Residential VR, Village Residential (no properties zoned VR) *Consider consolidating single-family residential zoning districts)
Multiple-Family Residential	MR, Multiple-Family Residential
Manufactured Housing Community	MHC, Manufactured Housing Community
Village Mixed-Use	VMU, Village Mixed-Use
Commercial	O, Office LC, Local Commercial GC, General Commercial
Planned Development	C, Conservation SR-1, SR-2, SR-3, Single-Family Residential O, Office LC, Local Commercial GC, General Commercial LI, Light Industrial GI, General Industrial PUD, Planned Unit Development

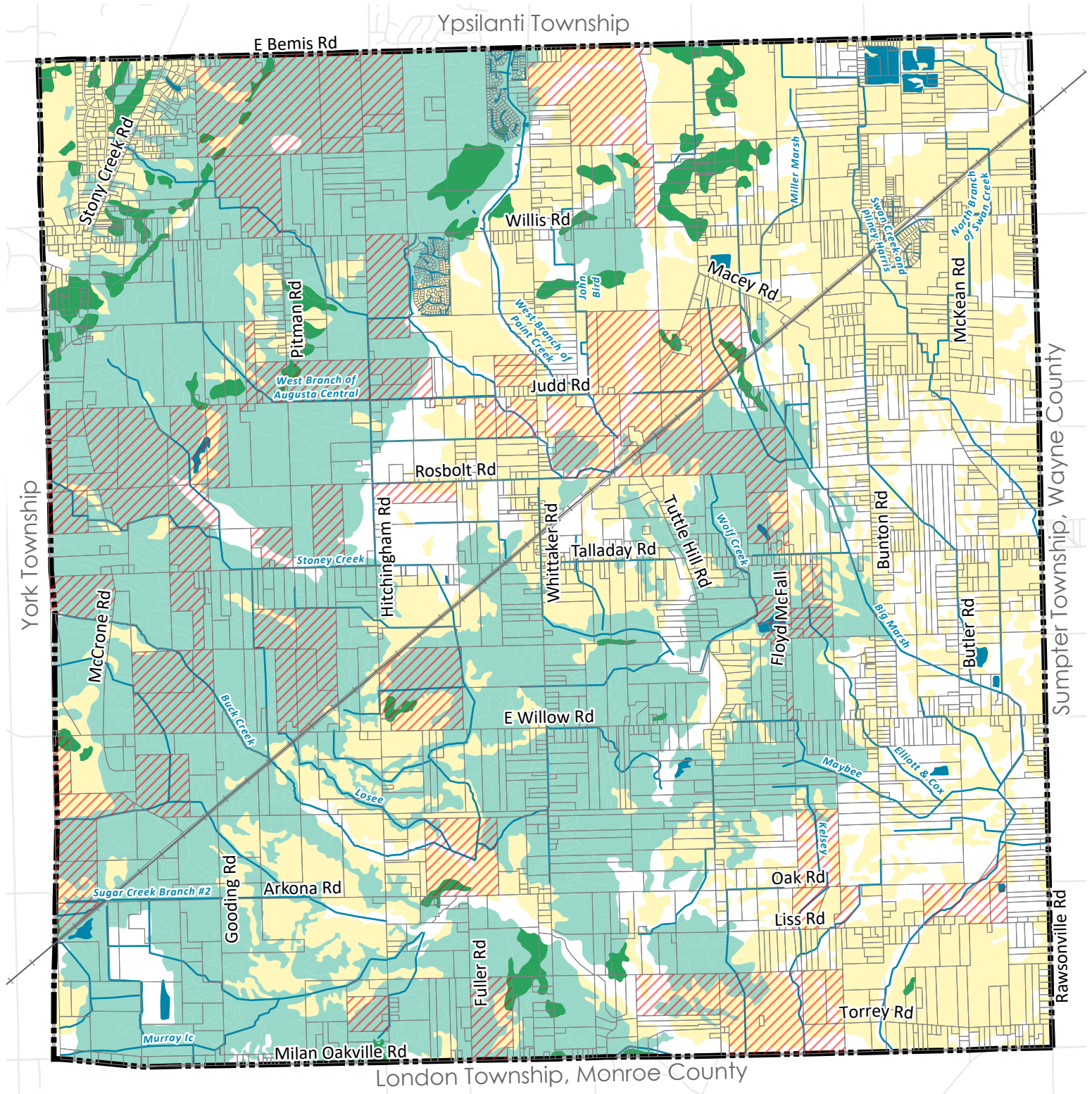
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- Agriculture
- Commercial
- Manufactured Housing Community
- Medium Density Residential
- Multiple Family Residential
- Planned Unit Development
- Recreation / Open Space
- Rural Residential
- Village Mixed-Use

FUTURE LAND USE Non-Residential Augusta Township





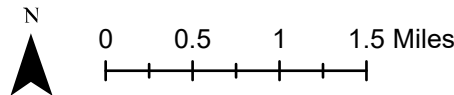
Farmland Classification

Soil Groups

- Prime Farmland
- Prime Farmland if Drained
- Farmland of Local Importance

- Watercourses
- Lakes and Ponds
- Agriculture Parcels

Augusta Township
Washtenaw County, Michigan

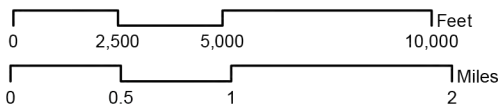
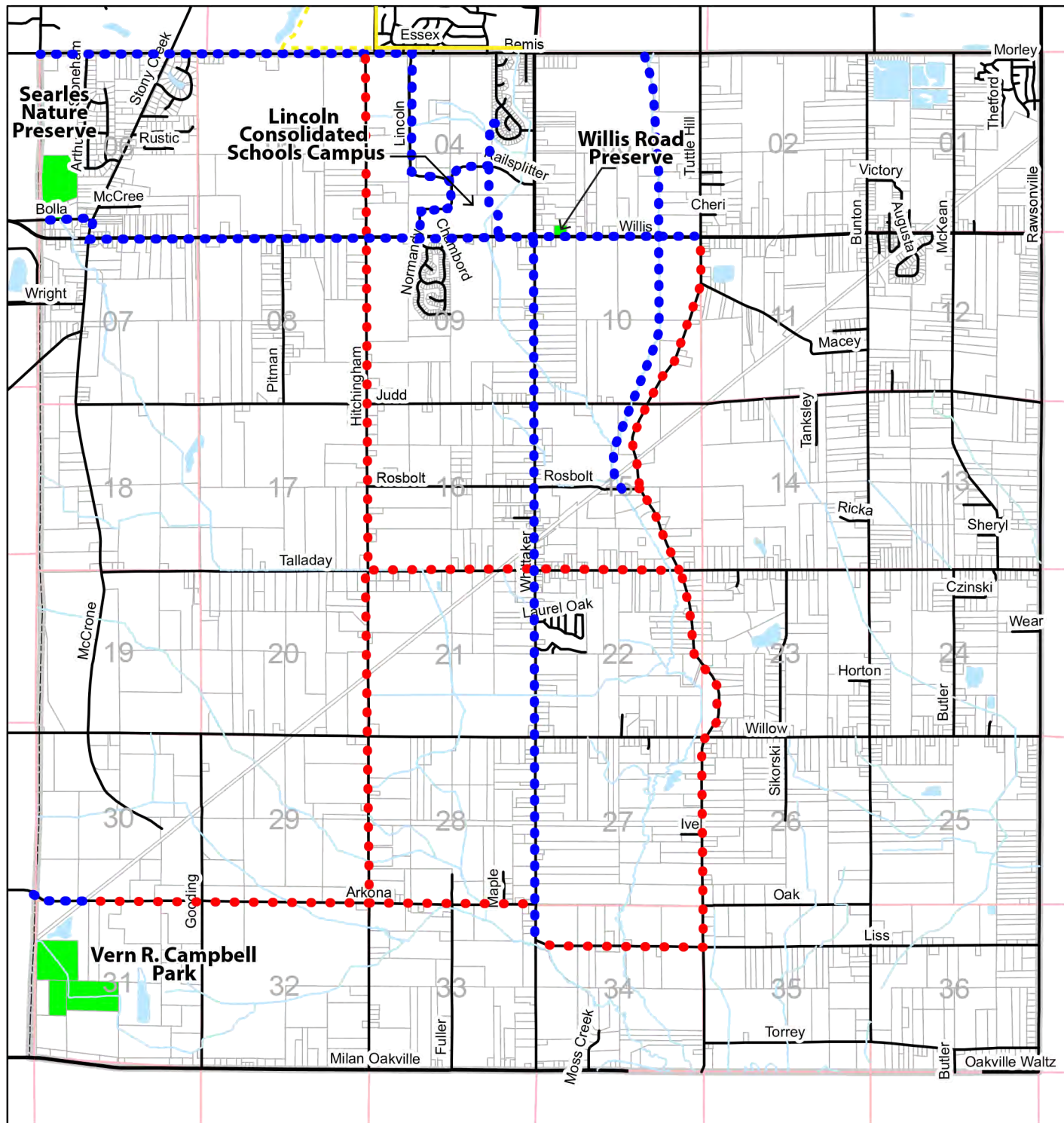


Source: Augusta Twp and Washtenaw Cty Data
June, 2022
Carlisle/Wortman Associates, Inc
Ann Arbor, Michigan





Source: Washtenaw County GIS
ESRI Business Analyst
Carlisle/Wortman Associates
October 2021



Non-Motorized Pathway Network Preliminary Concept Plan

- Park or preserve
- Proposed off-road path (i.e. paved path or sidewalk)
- Proposed on-road route (i.e. signed route or bike lanes)
- Existing off-road path operated by other community
- Proposed off-road path by other community

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Implementation

The Master Plan is essentially a statement of goals and objectives designed to accommodate future growth and redevelopment. As stated in the introduction of this document, the Master Plan is the only officially adopted document that sets forth an agenda for the achievement of goals and policies. It helps develop a balance of orderly change in a deliberate and controlled manner that permits controlled growth. As such, it provides the basis upon which zoning and land use decisions are made.

The plan forms a philosophical basis for the more technical and specific implementation measures. It must be recognized that development and change will occur without planning, and that the Plan will have little effect upon future development unless adequate implementation programs are established. This section identifies actions and programs that will be useful if the Plan is to be followed.

A variety of programs and administrative tools are available to allow the Plan to succeed. These include:

Zoning Requirements

Zoning is the development control that has been most closely associated with planning. Originally, zoning was intended to inhibit nuisances and protect property values. However, zoning should also serve additional purposes that include:

- Promote orderly growth in a manner consistent with land use policies and the Master Plan.
- Promote attractiveness in the Township's physical environment by providing variation in lot sizes, etc., and appropriate land uses.
- Accommodate special, complex or unique uses through such mechanisms as planned unit developments, overlay districts or special use permits.
- Guide development to prevent future conflicting land uses (i.e., industrial uses adjacent to residential areas).
- Preserve and protect existing land uses until such time as they may change in accordance with the Master Plan.
- Promote the positive development/redevelopment of underutilized areas of the Township.

The Zoning Ordinance and Official Zoning Map, in themselves should not be considered as the long-range planning policy of the Township. Rather, the Master Plan should be regarded as a statement of planning policy and zoning should be used to assist in implementing that policy. Further rezoning requests should be evaluated against the goals and objectives and arrangement of land uses specified in the Master Plan.

Zoning Adjustments

Zoning adjustments for Master Plan implementation include:

- Consider rezoning large, actively farmed properties to the Agriculture zoning classification.
- If the Agriculture zoning district will remain, it should be reviewed in relation to accessory uses that promote the continued use of the land in an agricultural manner. This may allow accessory commercial land uses within the Agriculture zoning district including tours, bed and breakfast establishments, and seasonal family events. The sale of locally grown projects should be encouraged both on and off the site.
- Review of all existing zoning district classifications as they relate to permitted and special land uses, as well as lot dimensions and setback requirements. There may be alternatives to streamline the current district standards to combine and/or eliminate similar zoning district classifications.

Policy Initiatives

Policy initiatives for Master Plan implementation include:

- Continue to look for ways to cooperate and coordinate services between governmental units.
- Continue to work with property owners to preserve farmland, open space and significant natural features in order to maintain the Township's rural character.
- As other infrastructure improvements are implemented, consider developing non-motorized connections and opportunities for pedestrian activities.
- Establishment of a form Urban Service District policy.
- Establishment of a capital improvement program (CIP). A CIP coordinates planning, financing capacity and physical development, and is used as a management tool for the budget and planning process of infrastructure and other capital improvements.

Ordinance Enforcement

One of the most essential tools for implementing the Master Plan is the enforcement of existing Ordinances. While the Master Plan embodies the desires of the community for an improved living environment, the Zoning Ordinance and other general law ordinances establish minimum standards designed to protect the public health, safety, and welfare.

Plan Education

Citizen involvement and support will be necessary as the Plan is implemented. Local officials should constantly strive to develop procedures that make citizens more aware of the planning and zoning process and the day-to-day decision-making which affects implementation of the Plan. A

continuous program of discussion, education, and participation will be extremely important as the Township moves toward realization of the goals and objectives contained within the Master Plan.

Plan Updates

The plan should not become a static document. The Township Planning Commission should attempt to re-evaluate and update portions on a periodic basis. In accordance with Michigan Public Act 33 of 2008, as amended, the Township is required to review the Plan every five (5) years to determine whether to commence the procedure to amend or adopt a new Plan. However, the Planning Commission should set goals for the review of various section of this plan on a yearly basis.

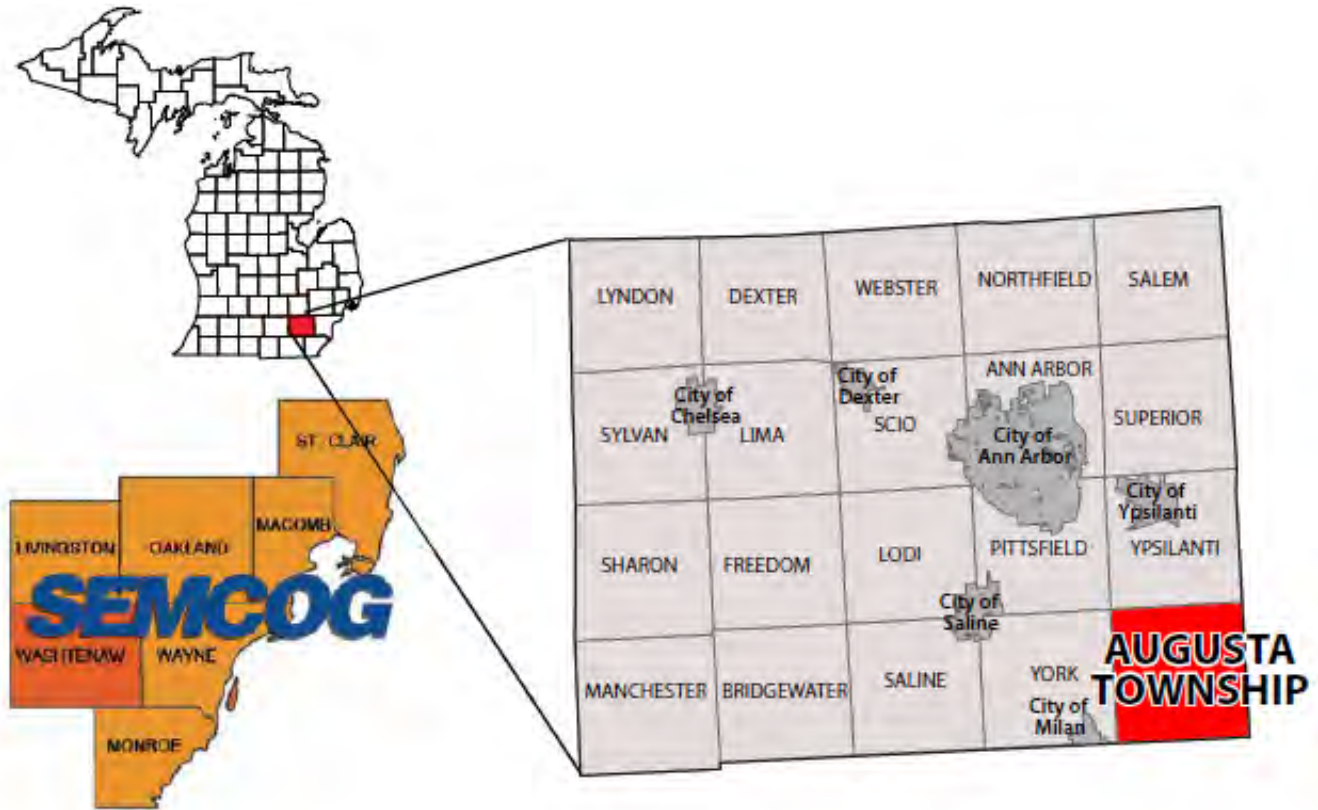
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Community Profile

Location and Regional Setting

Augusta Charter Township is located in southeastern Washtenaw County. It borders Monroe County to the south and Wayne County to the east. Augusta Township is approximately 5 miles east-southeast of Ann Arbor, or ten miles west of the Detroit Metropolitan Airport. The City of Milan effectively touches the southwest corner of the Township. While there are no major highways or thoroughfares located in the Township, Augusta is still readily accessible by US-23 (~1.5 miles east) and I-94 (~4.5 miles north). While there has been strong residential growth in recent years, the Township remains a primarily agricultural community.

Figure 7. Context Maps – State of Michigan, Washtenaw County, and SEMCOG Region



Neighboring Communities

Augusta Township is bordered by eight Townships in addition to both Monroe and Wayne Counties. While the Township's generally share similar goals regarding maintain rural character and preserving farmland, the development activities and planning policies in these communities can influence Augusta Township's future character. Figure 8. illustrates the different planned uses for the immediate area surrounding Augusta Charter Township.

More specifically, the areas surrounding Augusta Township are planned as follows:

Pittsfield Township: The southeast corner of Pittsfield Township that abuts Augusta Township is planned for agricultural preservation.

Ypsilanti Township: Ypsilanti Township borders Augusta Township to the north and is primarily planned for agricultural preservation surrounding the existing residential neighborhoods.

Van Buren Township: The southwest corner of Van Burn Township borders Augusta and is planned for Local Commercial and Light Industrial uses.

York Township: The western border of Augusta Township is shared with York Township. Along its eastern border, York Township is planned to primarily remain agricultural and low density residential with the exception of a small open space/conservation area, public/quasi-public, and industrially planned areas in the southeast corner.

Sumpter Township: Sumpter Township borders Augusta Township to the east in Wayne County. The shared border is primarily planned to remain agricultural and low-density residential with the exception of the northeast corner which is planned for future commercial and industrial uses.

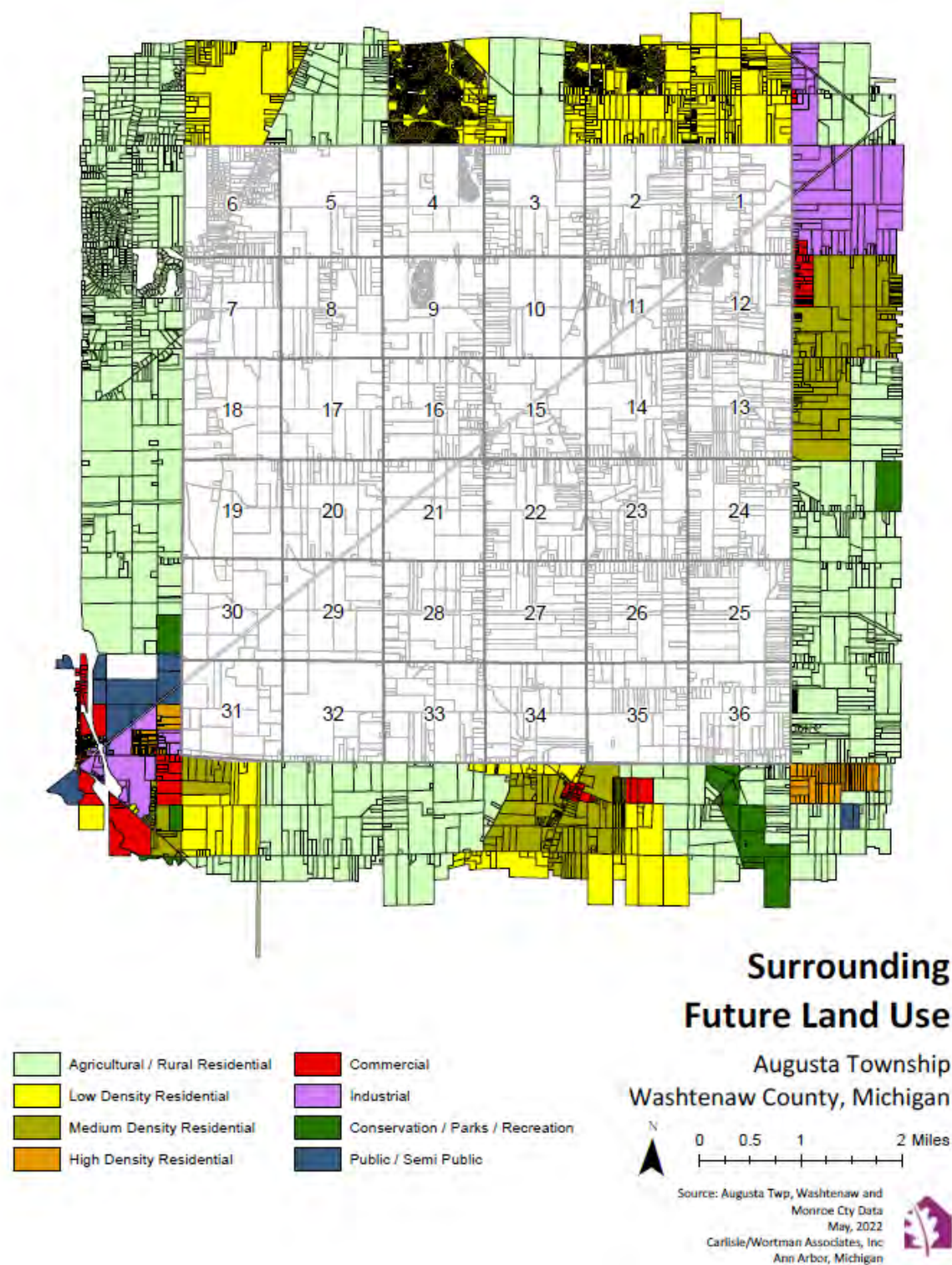
Milan Township: Milan Township borders the southwestern corner of Augusta Township (Monroe County). The northeast corner of Milan Township is planned for commercial uses adjacent to Augusta Township.

London Township: London Township is located directly south of Augusta Township in Monroe County. London Township is predominantly planned for Agricultural/Rural Residential uses along its northern border with the exception of a pocket of Commercial at the intersection of Milan-Oakville and Tuttlehill. In addition, both Open Space/Conservation and Industrial uses are planned in the northeast corner of London Township.

Exeter Township: The northwest corner of Exeter Township (Monroe County) bordering Augusta Township is planned for High Density Residential.

Figure 8. below illustrates the proposed future land use of the areas adjacent to Augusta Township. As demonstrated on the map, the townships surrounding Augusta are predominantly planned to remain Agricultural/Rural Residential areas.

Figure 8. Generalized Future Land Use of Surrounding Townships



Background Studies

POPULATION

For the last 20 years, August Township has demonstrated an increase in population. The population increased 40.1% between 2000 and 2010 (due to manufactured housing park development), and 5.1% between 2010 and 2020 to 7,083 persons. Augusta's rate of growth was shared in the adjacent communities. Both York and Ypsilanti Township have experienced a steady rate of growth in the last 20 years and Sumpter Township (to the east in Wayne County) has held constant in population. While the Washtenaw County communities experienced growth, London Township (to the south in Monroe County) saw a decrease in population over the same period.

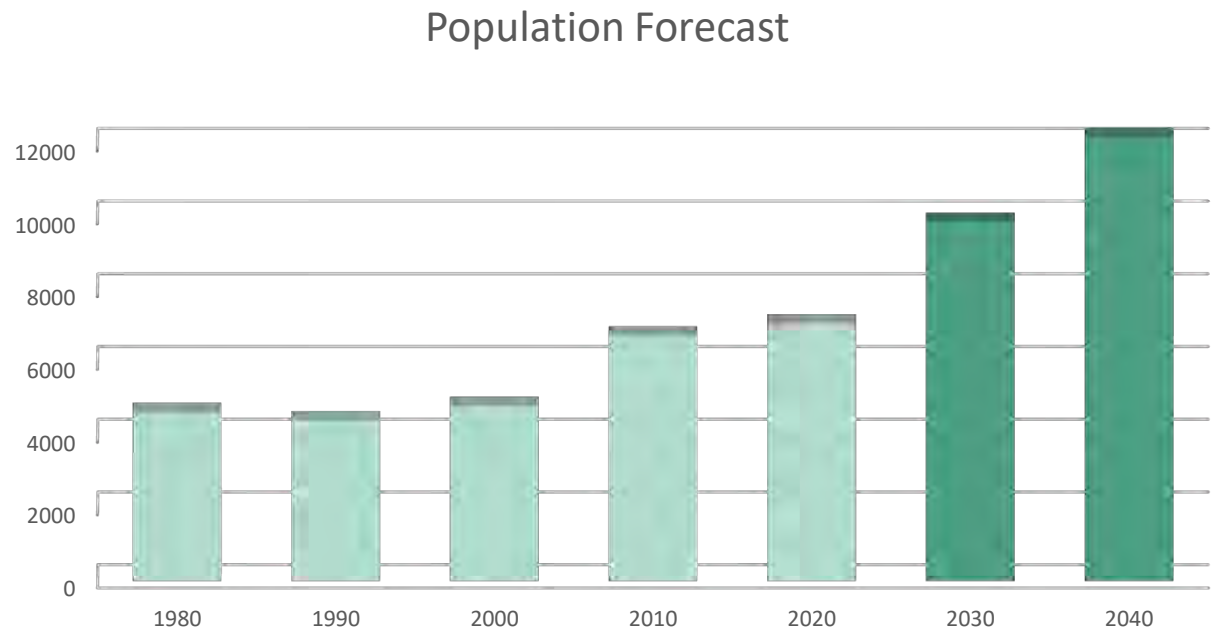
Table 3. Population Comparison

	2000	2010	Change		2020	Change	
			#	%		#	%
Augusta Township	4,813	6,745	1,932	40.14%	7,083	338	5.01%
York Township	7,392	8,708	1,316	9.28%	9,108	1,316	17.80%
Ypsilanti Township	49,182	53,362	4,180	8.50%	565,670	2,308	4.30%
Washtenaw County	322,895	344,791	39,961	6.78%	372,258	27,467	8.00%
London Township (Monroe County)	3,024	3,048	24	0.80%	2,984	-64	-2.10%
Sumpter Township (Wayne County)	11,856	9,549	-2,307	-19.46%	9,660	111	1.20%

Source: SEMCOG, Community Profile 2022

In 2016, the Southeast Michigan Council of Governments (SEMCOG) prepared its 2045 Population Forecast. This forecast incorporates data from the past and current Census related to jobs, and land availability along with current trends to project future population, housing, and employment for each community in southeast Michigan. As demonstrated in Figure 9, SEMCOG predicts that Augusta will continue a steady rate of growth through 2045 to 12,000 persons.

Figure 9. Population Forecast

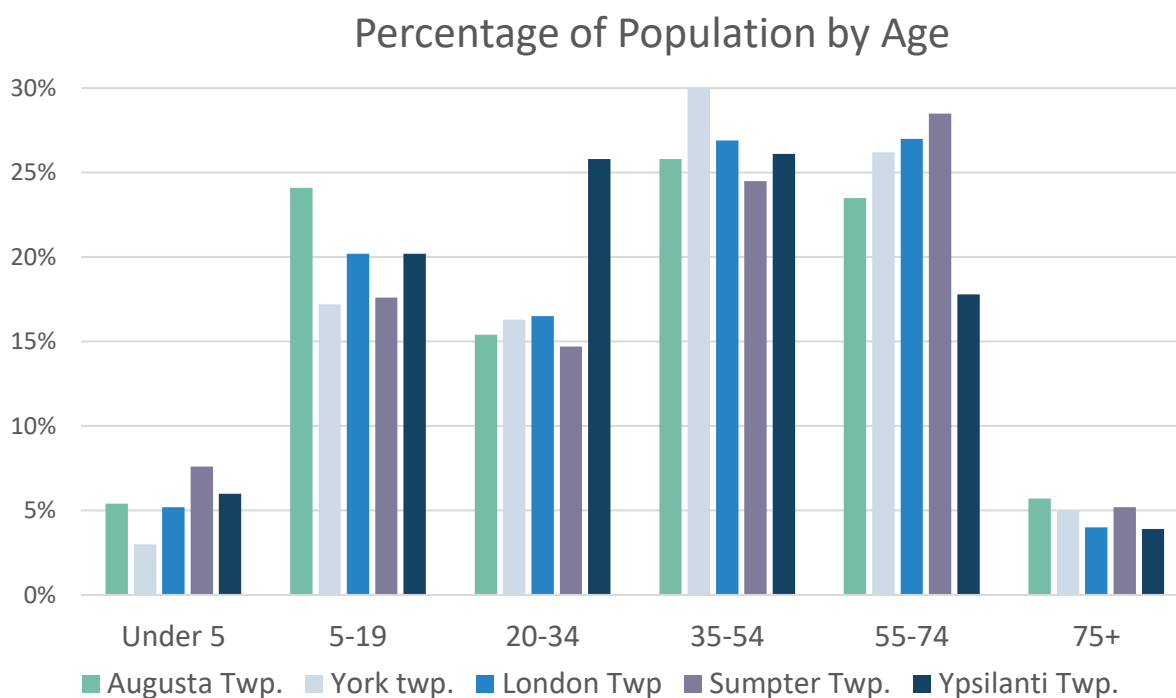


Source: SEMCOG, Community Profile 2022

AGE

The median age in Augusta Township was reported by the 2020 Census as 40.1 years of age, which is a 0.2% decrease from the reported 40.3 years of age in 2010, and a 2.6% increase from 34.6 years of age in 1990. Figure 10 below, depicts the population of Augusta Township, the surrounding communities, and Washtenaw County by age group. It is clear from the graph, that all communities have the greatest percentage of population in the 35 to 54 age category – mainly 24%-32% and are fairly equally distributed in terms of age.

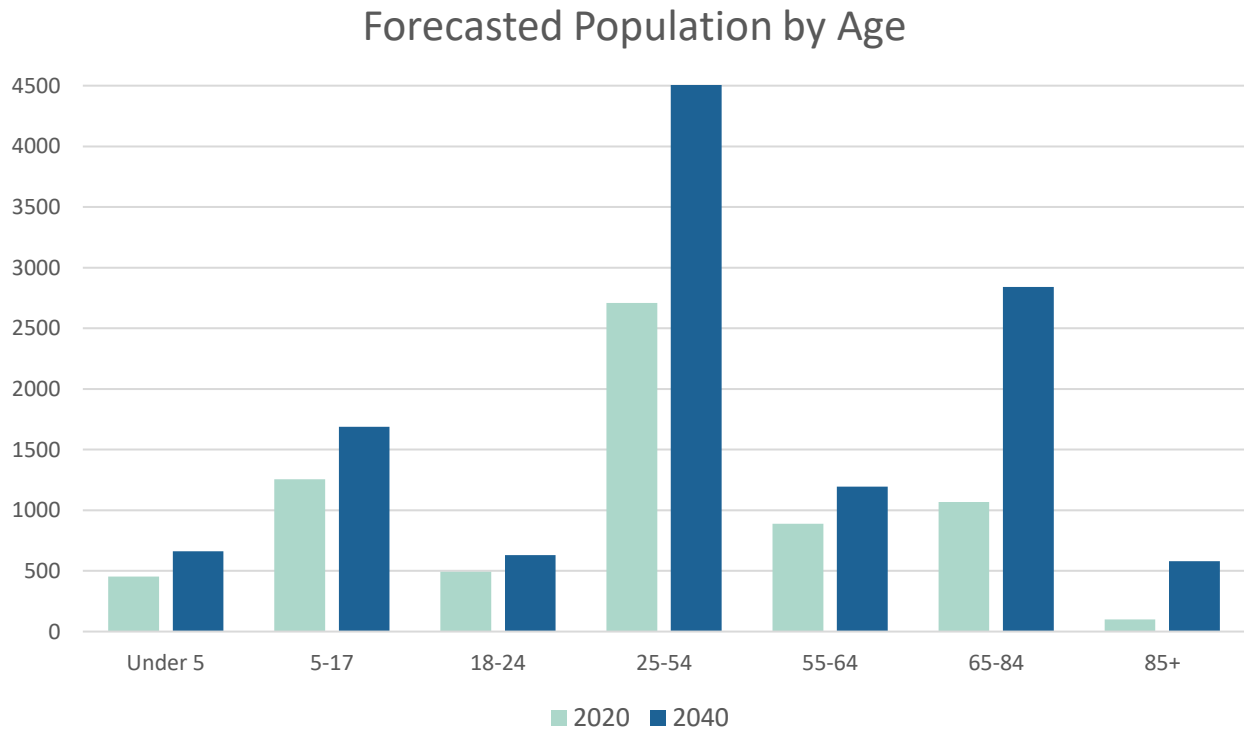
Figure 10. Percentage of Age by Population



Source: SEMCOG, Community Profile 2022

As part of their population forecast, SEMCOG breaks down their projected population by age. This generates a forecast of how the age groups within the total population will grow/decline over the next 20 years. Figure 11 demonstrates the projected shifts in the population by age through 2040. All age groups represent an increase and continual expansion. The younger age groups (under 5 and 5-17) will steadily increase along with significant growth in both the 25-54 and 65-84 categories.

Figure 11. Forecasted Population by Age

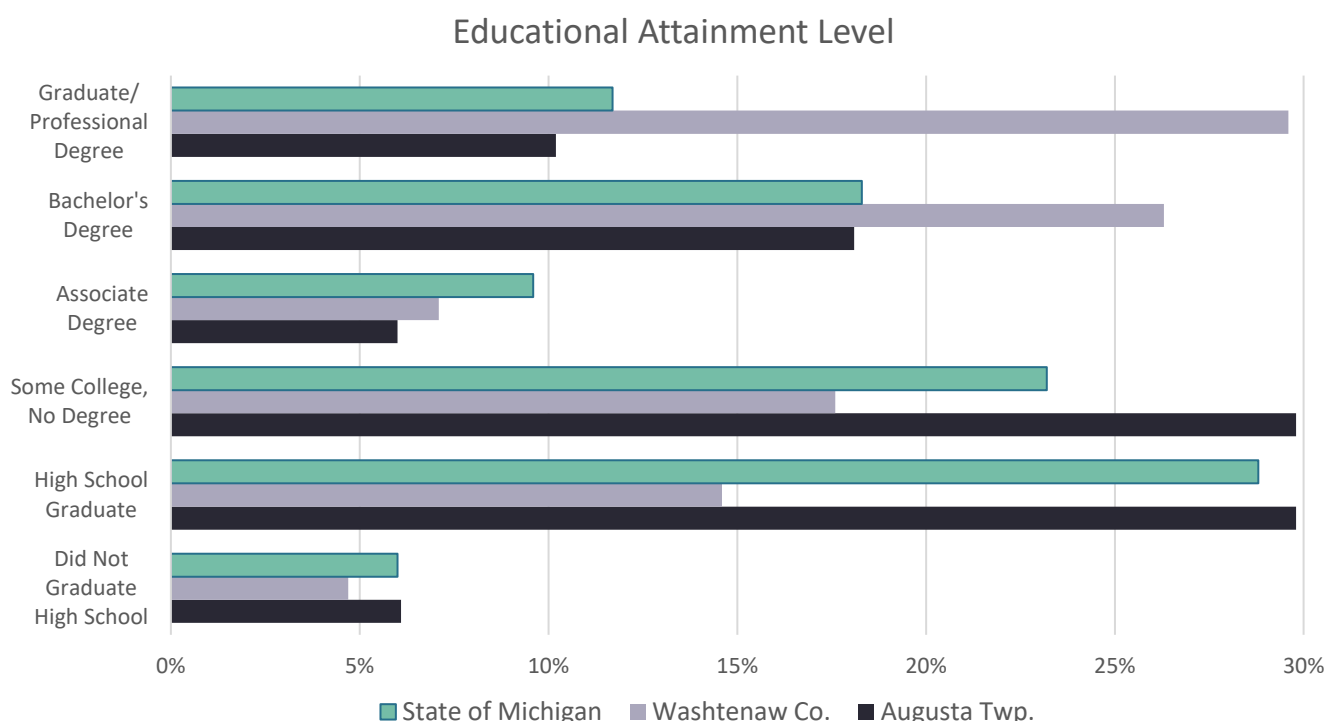


Source: SEMCOG, Community Profile 2022

EDUCATION

Figure 12 illustrates a comparison of the educational attainment of individuals aged 25 and older in Augusta Township, Washtenaw County, and the State of Michigan. The number of individuals not graduating from high school in Augusta Township decreased to 6.1% in 2020, from the 12.1% documented in 2010. Fewer residents have received both bachelor's or graduate/professional degrees than the state average.

Figure 12. Educational Attainment



Sources: SEMCOG, Community Profile 2022 and 2020 US Census, S1501

Economic Characteristics

LABOR FORCE

The 2020 US Census reported Augusta Township's labor force had reached a total of 3,469 individuals, up approximately 28.5% from 2010. Unemployment declined to a low of 1.4% in 2000 and has been increasing gradually in subsequent years due to the economic downturn caused by the pandemic. In the last few years, the unemployment rate in Augusta Township has ranged from 2.7% in December 2019 to 11.7% in June 2020. The unemployment rate as of June 2021 is 5.4% (www.homefacts.com). The 2015-2020 American Community Survey reports that the Township's workforce has grown to 3,604 an increase of 441 people in the last decade.

EMPLOYMENT

Table 4 below demonstrates the breakdown of the employment of Augusta residents by occupation as reported in the 2020 Census and the 2015-2020 American Community Survey. All categories demonstrated increases since 2010. While sales and office and production, transportation and material moving occupations decreased slightly, natural resources, construction and maintenance occupations increased the most over the last decade, up 46% from 2010.

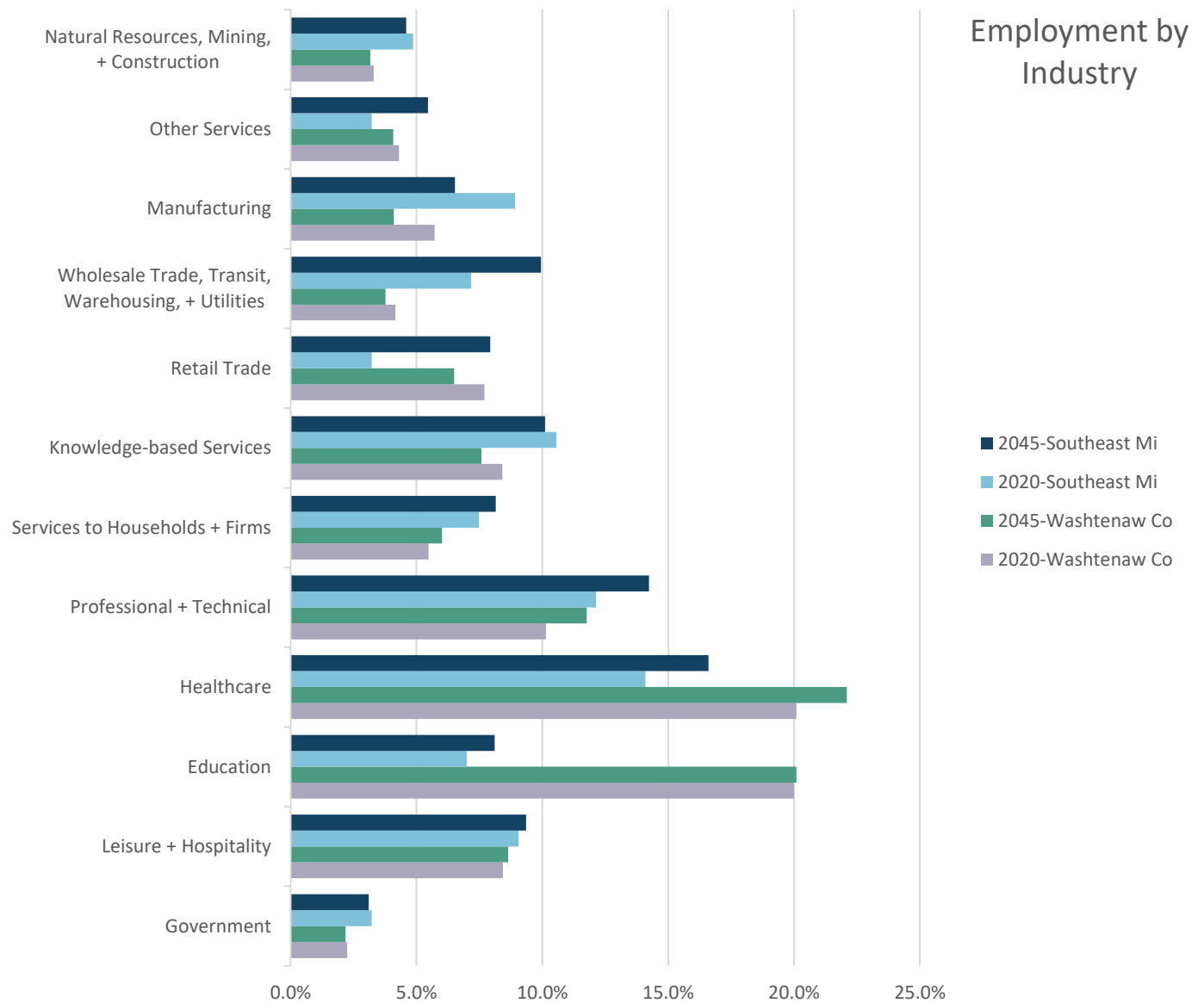
Table 4. Employment by Occupation

Industry	2010	2020	Change	
			#	%
Management, professional, and related occupations	998	1210	212	21.2%
Service occupations	456	477	21	4.6%
Sales and office occupations	570	759	189	33.2%
Natural resources, construction, and maintenance occupations	355	518	163	46%
Production, transportation, and material moving occupations	438	505	67	15.3%

Source: 2020 US Census, Table S2406

Due to new confidentiality restrictions, we do not have data available for industry employment for Augusta Township. However, we have provided a comparison of Washtenaw County and Southeast Michigan depicting both 2020 Census information and 2045 SEMCOG projections see Figure 13 on the following page.

Figure 13. Employment by Industry



Source: SEMCOG Community Profile

INCOME & POVERTY

Median household income in Augusta Township was \$76,769 in 2019, and the per capita income was \$34,362. The 2019 per capita and median household income in Augusta Township was similar to that of Washtenaw County as a whole.

Augusta Township continues to have a lower percentage of both households and persons living below the poverty line than Washtenaw County and Southeast Michigan, as Table 5 demonstrates.

Table 5. Poverty Level Comparison

	Persons in Poverty 2019	Households in Poverty 2019
Augusta Township	6.1%	4.3%
Washtenaw County	13.7%	12.8%
Southeast Michigan	14.3%	12.9%

Source: 2020 SEMCOG Community Profiles

Households & Housing Characteristics

HOUSEHOLDS

The number of households has decreased to 2,459 in 2020; this represents a 5% decrease from 2010 (2,613 households). Seventy-four percent (74%) of households in Augusta Township are categorized as “family households”. “Family households” consist of a householder and one (1) or more other people related to the householder by birth, marriage or adoption; whereas “non-family households” consist of people living alone and households which do not have any members related to the householder.

The average household size increased to 2.94 persons (2010 and 2020); however, the average family size increased significantly from 2.97 persons in 2010 to 3.49 persons in 2020. See Table 6 below depicting Household Demographics.

Table 6. Household Demographics

	Augusta Township	
	2010	2020
Number of Households	2,613	2,459
Percent Family Households	80.1%	74.1%
Percent Non-Family Households	19.9%	26.9%
Average Household Size	2.68	2.94
Average Family Size	2.97	3.49

Source: 2010 and 2020 U.S. Census, Table S1101

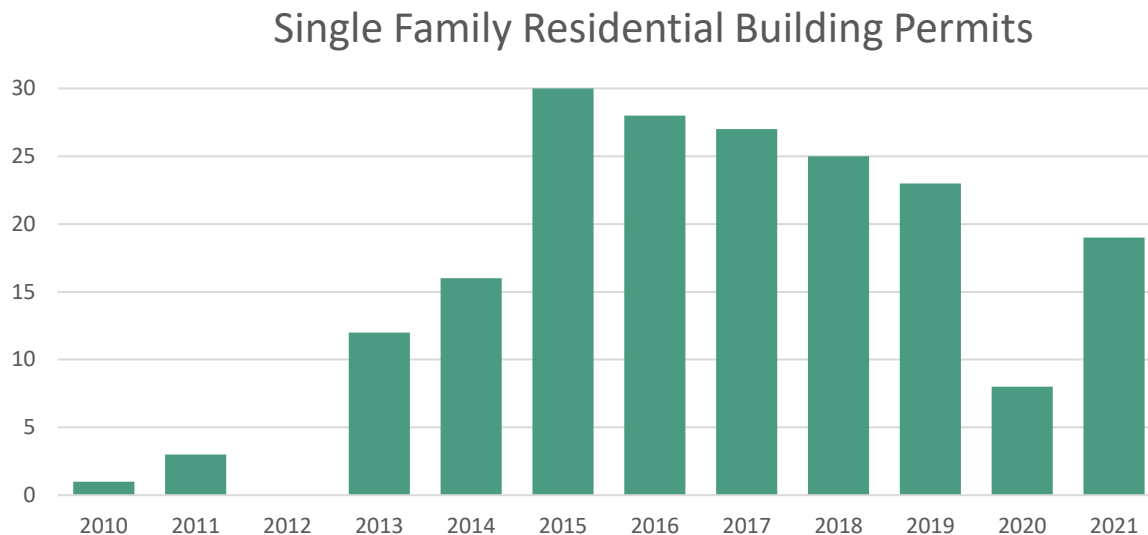
HOUSING TENURE

As in previous years, the tenure of householders in Augusta Township is primarily owner-occupied (93%); this is a decrease from 2010 when 96.3% were owner-occupied. Renter-occupied units comprised 7.1% of the total, and vacant units accounted for the remaining 2.3%. Rental housing units make up only a small percentage of the housing tenure of the Township; however, the number of available rental units increased 16% between 2010 and 2020.

NEW SINGLE FAMILY RESIDENTIAL DEVELOPMENT

From 2010 to 2020, 192 new single-family residential homes applied for building permits. The housing boom peaked in 2015 with 30 permits and declined to 8 permits by 2020. Figure 14. below demonstrates Residential Building Permits in Augusta Township from 2010 to 2021.

Figure 14. Single Family Residential Building Permits



Source: SEMCOG Residential Building Permits, 2022

HOUSING COST

Table 7 below demonstrates the increase of housing value from 2010 to 2020. In 2010, the median housing value (adjusted for inflation) was \$200,600 increasing 8.23% to a value of \$217,100 in 2020. Meanwhile, median gross rent increased 22.4% from \$1,236 (adjusted for inflation) in 2010 to \$1,513 in 2020. The increase in the number of available rental structures (noted above under Housing Tenure) has impacted the cost of rental units within the Township increasing the demand and costs.

Table 7. Housing Value (adjusted for inflation)

	Augusta Township		% Change
	2010	2020	
Median Housing Value	\$200,600	\$217,100	8.23%
Median Gross Rent	\$1,236	\$1,513	22.4%

Source: 2010 and 2020 U.S. Census, Table DP04

Natural Resources

TOPOGRAPHY & DRAINAGE

The terrain throughout the Township is generally flat, with drainage ultimately oriented toward the southeast. The highest point in the Township is located in the extreme northwest corner at an elevation of 800 feet above sea level. The lowest area is found in the southwestern part at an elevation of 650 feet. The 150-foot difference between the high and low areas of Augusta Township contains some rolling character, but overall, the Township consists of low, flat land.

Augusta Township is primarily situated within the Stony Creek drainage basin, however; the northeastern section of the Township is within the Swan Creek drainage basin. Although the Township contains no natural lakes, it is crisscrossed by many streams and drains (see Figure 15. Natural Features). In fact, Augusta Township contains a large proportion of Washtenaw County's drains, relative to other Townships in the County. Low lying or poorly drained areas are found throughout the Township, and the presence of clay soils in certain areas (which limit percolation) often exacerbate these drainage problems.

FLOODPLAINS

Portions of Pain Creek and selected tributaries are within the 100-year floodplain as established by the Federal Emergency Management Administration (FEMA). The 100-year floodplain is the area adjoining a river, stream, or watercourse covered by water in the event of a 100-year flood. Floodplain areas are demonstrated on Figure 15. Natural Features.

TOPOGRAPHY & DRAINAGE

The Township is underlain by a geological formation known as a ground moraine which consists of soil fragments deposited as the glaciers – which once covered this area – retreated. These formations are fairly porous and often contain large amounts of groundwater. These groundwater deposits, called aquifers, are recharged by the percolation of surface water through permeable areas of the landscape that are hydrologically connected to the aquifer.

The general location of groundwater recharge areas is shown on Figure 15. Natural Features. While much of the Township is served by municipal water from the Ypsilanti Community Utilities Authority (YCUA), many residents continue to obtain their water supply from wells. In the southern portion of the Township, suitable drinking water from wells is limited, due to odor and taste problems and turbidity (suspended solids). Many residents in the southern portion of the Township are forced to bring in bottled water for all of their household needs.

WETLANDS

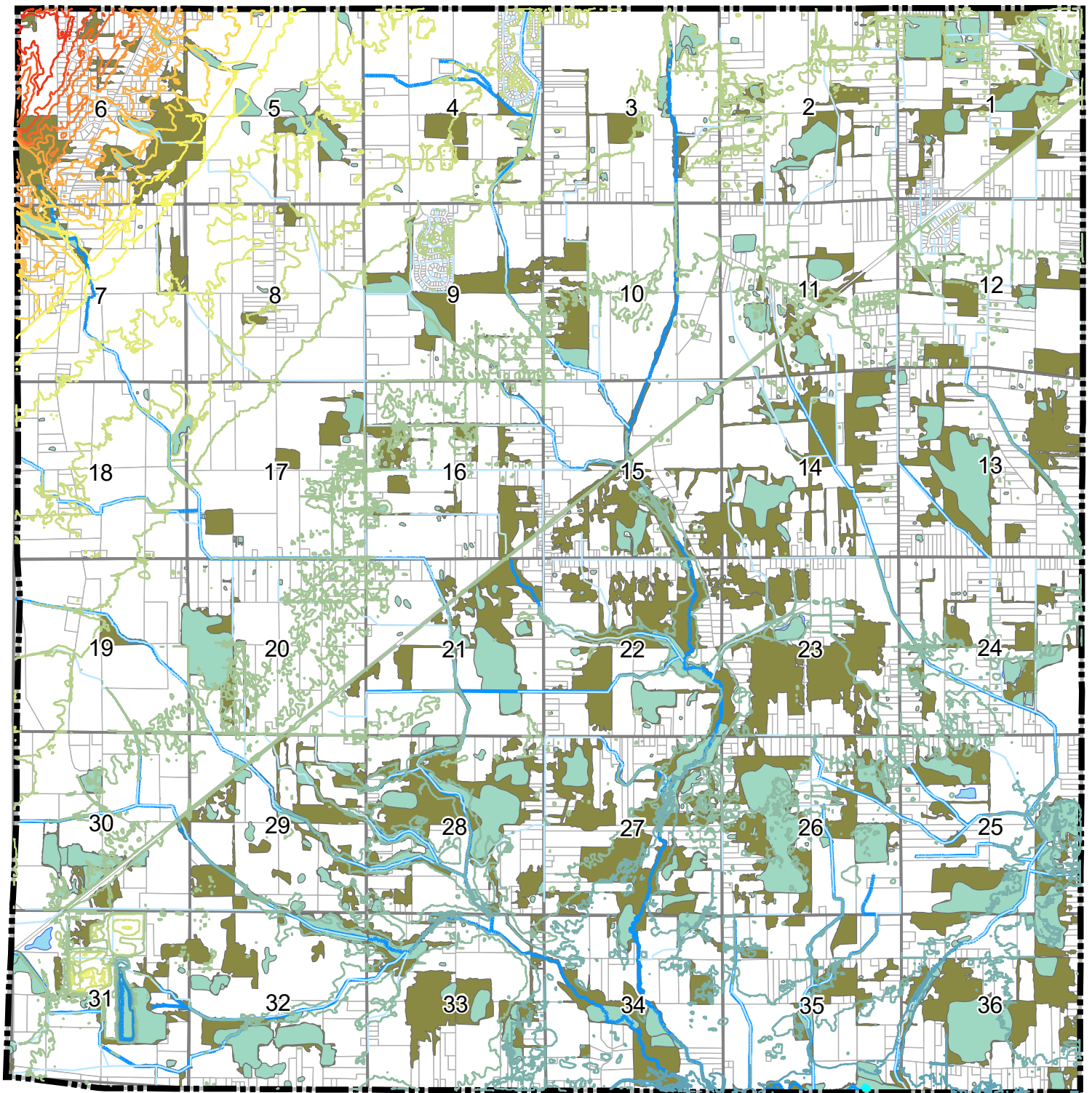
Wetlands represent another valuable element of the Township's water resources. Wetlands are lowland areas characterized by constant or intermittent inundation, hydric soils, and special vegetation types. They are often found in association with other water features, such as lakes, ponds, or streams, but can also exist on their own in topographical depressions. Wetlands serve a wide variety of purposes, such as wildlife habitat, flood control, water filtration, groundwater recharge, scenic and recreational use, et., and should thus be preserved wherever possible.

Figure 15., Natural Features demonstrates the scattered areas of wetlands throughout the Township. These areas are primarily associated with adjacent or nearby streams or drains.

WOODLANDS

Much of the southeastern portion of the Township is considered woodlands. Many of the wooded areas exist in combination with wetlands and remain today because those lands have a lesser agricultural value.

Woodlands and tree rows form a valuable landscape fabric which provides wildlife habitat, recreational value, and substantial contribution to the scenery of the Township. While large patches of wooded area offer the most meaningful habitat, well-established tree rows can provide valuable wildlife corridors, linking one habitat to another.



Boundary_v1_AugustaTwp



County Drains



Rivers / Streams



Wetlands_v2



Woods_v2



Lakes / Ponds

Natural Features

Augusta Township
Washtenaw County, Michigan



0 0.25 0.5 1 Miles

Source: Augusta Twp and Washtenaw Cty Data
October 6th, 2021
Carlisle/Wortman Associates, Inc
Ann Arbor, Michigan



Community Facilities & Services

The Township is governed by a typical Township Board consisting of a Supervisor, Clerk, Treasurer and four (4) Trustees.

FIRE & POLICE SERVICES

Fire service in the Township is provided by its own fire department. The recently built station is located at the southwest corner of Whittaker and Judd Roads. A second station is located in Sumpter Township. No contracted police protection is currently provided in the Township.

UTILITIES

Households in the Township served by on-site (well and septic) and centralized (municipal) water and sewage systems. The households may use a combination of on-site and municipal systems to service their house (i.e. a septic for sanitary but municipal water service). Sanitary sewer and water service is provided to the Township under contract by the Ypsilanti Community Utility Authority (YCUA). Existing sanitary sewer and water lines are illustrated on Figure 16, Community Facilities.

Sanitary Sewer Service

The existing sewage collection system is over 50 years old and is separated into two (2) districts. The first district serves properties on either side of Whittaker Road between Bemis Road and approximately one-quarter (1/4) mile south of Talladay Road. The collection system includes six (6) sewage pump stations: 4-inch, 6-inch, and 12-inch diameter force mains; and 8-inch and 10-inch diameter gravity sewers. This district discharges to an existing 18-inch sanitary sewer located in Ypsilanti township at the intersection of Bemis and Whittaker Roads.

The second district serves properties on either side of Bunton Road between Bemis Road and approximately one-quarter (1/4) mile south of Willis Road. In addition, it also serves a majority of the properties in the Village of Willis. The collection system includes five (5) sewage pump stations, 8-inch force main; and 8-inch, 10-inch, and 12-inch diameter gravity sanitary sewers. This district discharges to an existing 24-inch sanitary sewer that is located in Ypsilanti Township at the intersection of Bunton and Bemis Roads, and the connecting 8-inch force main is being updated to HDPE after a large concentration of breaks. The largest pump station located in the Township is found at the intersection of Willis and Whittaker Roads and is nearing its capacity and service life.

The Township's allotted sewer capacity is 430,000 gallons per day.

Sanitary service will be generally limited to the Urban Service Districts and not extended outside this area until additional capacity is obtained by YCUC.

Water Service

The existing water distribution system is supplied by a 24-inch water main from YUCA and is comprised of 8-inch, 12-inch and 16-inch water mains in a distribution grid that covers almost the entire eastern half of the Township. The system supplies water through three (3) connections at the intersections of Bunton and Bemis Roads; Bemis and Hitchingham Roads; and Bemis and Rawsonville Roads. The system does not have any ground or elevated storage tanks. Therefore, all demands, including fire are supplied water through the single connection.

A new 24-inch connection to the YCUA water system (and meter pit) was brought into the Township from Ypsilanti Township near the intersection of Bemis and Hitchingham Roads. This connection expanded the water system and created a loop that benefits water pressure and provided redundancy in the case of an emergency.

SCHOOLS

Augusta Township is serviced by two (2) school districts – Lincoln Consolidated School District serves the majority of the Township, with the Milan School District servicing the southeaster portion. The Lincoln Schools campus is located within Augusta Township in Section 4 – one of the Township’s principal land uses. The campus includes a high school, a middle school, three (3) elementary schools and an early learning center. There are currently no private or charter schools in Augusta Township.

PARKS & RECREATION

Augusta Township does not currently own or operate any parts or recreational programs. As the Township continues to grow, residents may demand the provision of additional recreation facilities beyond that which can be accommodated via individual neighborhoods parks, such as trails, ball fields, and a community center. Providing these types of recreation opportunities would necessitate the acquisition and development of community-wide park property.

The Township completed its first Parks and Recreation Plan in 2021 and are currently undertaking a parks and recreation millage which would impose up to 0.65 mills over a ten (10) year period (2022 to 2031) for the purpose of providing a dedicated funding source to maintain nature preserves, parks, trails, recreational opportunities, including a network of non-motorized pathways in the Township.

Local Recreation Facilities

Augusta Township owns an undeveloped 3.3-acre property approximately 600 feet east of Whittaker Road and the Lincoln Consolidated Schools campus. The parcel is heavily wooded and bounded to the north and west by the John Bird Drain. The site’s hydrology limits potential recreation development; however, the parcel would work well as a nature preserve. The parcel has limited potential for development beyond simple rustic trails.

The 48-acre Searles Nature Preserve, located in the northwestern corner of the Township, is home to the headwaters of Stony Creek. Owned and maintained by the Washtenaw Chapter of the Michigan Audubon Society, the preserve is popular with bird watchers, with over 72 species reported on site.

The Township sits just south of the starting point of Washtenaw County's Border-to-Border Trail (B2B), a 35-mile-long paved pathway running north-northwest from Ypsilanti Township to the Waterloo Recreation area, and connecting Ypsilanti, Ann Arbor, Dexter and Chelsea along the way.

Augusta's neighbors in Washtenaw County offer a wide variety of recreation options which are outlined in greater detail in the Augusta Township 2021 Parks and Recreation Plan. Vern R. Campbell Park straddles the York Township/Augusta Township border; approximately 60 percent of the park's 165 acres are situated in Augusta's southwest side. The park includes equestrian facilities to the north, soccer facilities in the central portion, and a model airplane flying field in the south. Walking paths, portable restrooms, and parking facilities are also provided.

County Parks

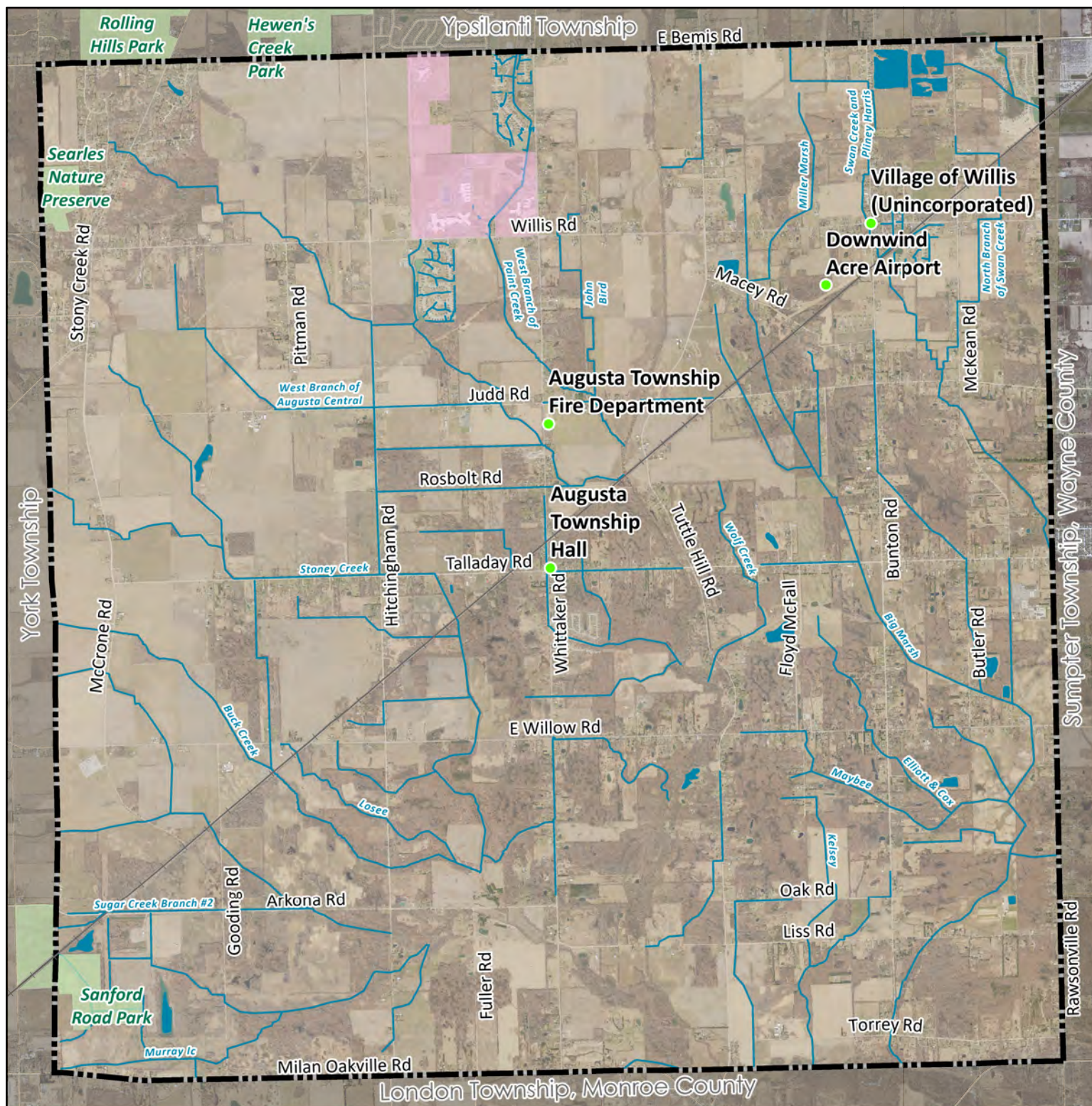
The Washtenaw County Department of Parks and Recreation operates a number of park facilities throughout the County. While none of these are located within Township boundaries, the Rolling Hills County Park is located immediately to the north in Ypsilanti Township. Rolling Hills features a wave pool, spraygrounds, a lazy river and several water slides. Cross country skiing and sledding on a lighted hill are available in winter months, and the park's accessible woodland trails and soccer fields attract visitors throughout the year.

State Parks

There are no state parks within Augusta Township. The nearest state parks include Pinckney Recreation Area (northwest Washtenaw County); Maybury State Park (northwest Wayne County); and Sterling State Park (eastern Monroe County on Lake Erie).

School Recreation Facilities

The Lincoln Consolidated Schools provide a variety of recreation opportunities for the community and serve as the home of the Lincoln Golden Ages Senior Center. The District offers several youth programs including swimming, cross country, karate, and soccer. A newly constructed indoor soccer complex next to the football field is anticipated to be a major draw for teams across the region. Playground equipment and sports fields are important recreation options for Augusta residents during non-school hours.



Community Facilities

Augusta Township
Washtenaw County, Michigan

- Parks and Preserves
- Lincoln Consolidated School Facilities
- Community Facility Locations
- Watercourses
- Lakes and Ponds



0 0.5 1 1.5 Miles

Source: Augusta Twp and Washtenaw Cty Data
June, 2022
Carlisle/Wortman Associates, Inc
Ann Arbor, Michigan



Circulation and Traffic

ROAD NETWORK

Augusta Township is linked to the region by I-94, which runs east and west, is located approximately 4 miles to the north in Ypsilanti Township. A limited stretch of US-12 also passes to the north where it merges with I-94. The primary north-south route in the area is US-23, which connects the cities of Flint and Toledo, and lies roughly one (1) mile west of Augusta Township in York Township. Access to I-94 from Augusta Township is via Rawsonville Road, or by taking US-23 north from the Willis interchange. Roads in the Township are a mixture of gravel and bituminous-paved.

Adequate roads are essential to the conduct of commerce and daily activities. The automobile will continue to be the dominant mode of transportation due to scattered land use patterns, population densities and personal preferences. However, energy availability and cost will make non-motorized transportation more attractive, a factor which must be considered in future planning.

There exists a strong inter-relationship between the road system and land use patterns. The type of pattern of land use will strongly influence traffic volumes along a given road. Likewise, adequacy of a road may determine the type of adjacent land development that occurs. Therefore, the benefit of a Transportation Plan is to assist in establishing priorities for future road improvements based on the function of roadway services.

Roads are classified as follows:

- Interstate – Provides major “through traffic” between municipalities and states.
- Principal Arterial Roads – Primary function is to carry relatively long distance through travel movements and/or to service important traffic generators, i.e., airports or regional shopping centers.
- Minor Arterial Roads – Similar to principal and arterial roads, with trips carried being shorter distances to lesser traffic generators.
- Collector Roads – Funnel traffic from residential or rural areas to arterials. Collector Roads also provide some access to property.
- Local Roads – Primary function is to provide access to property, i.e., residential neighborhoods or rural areas.

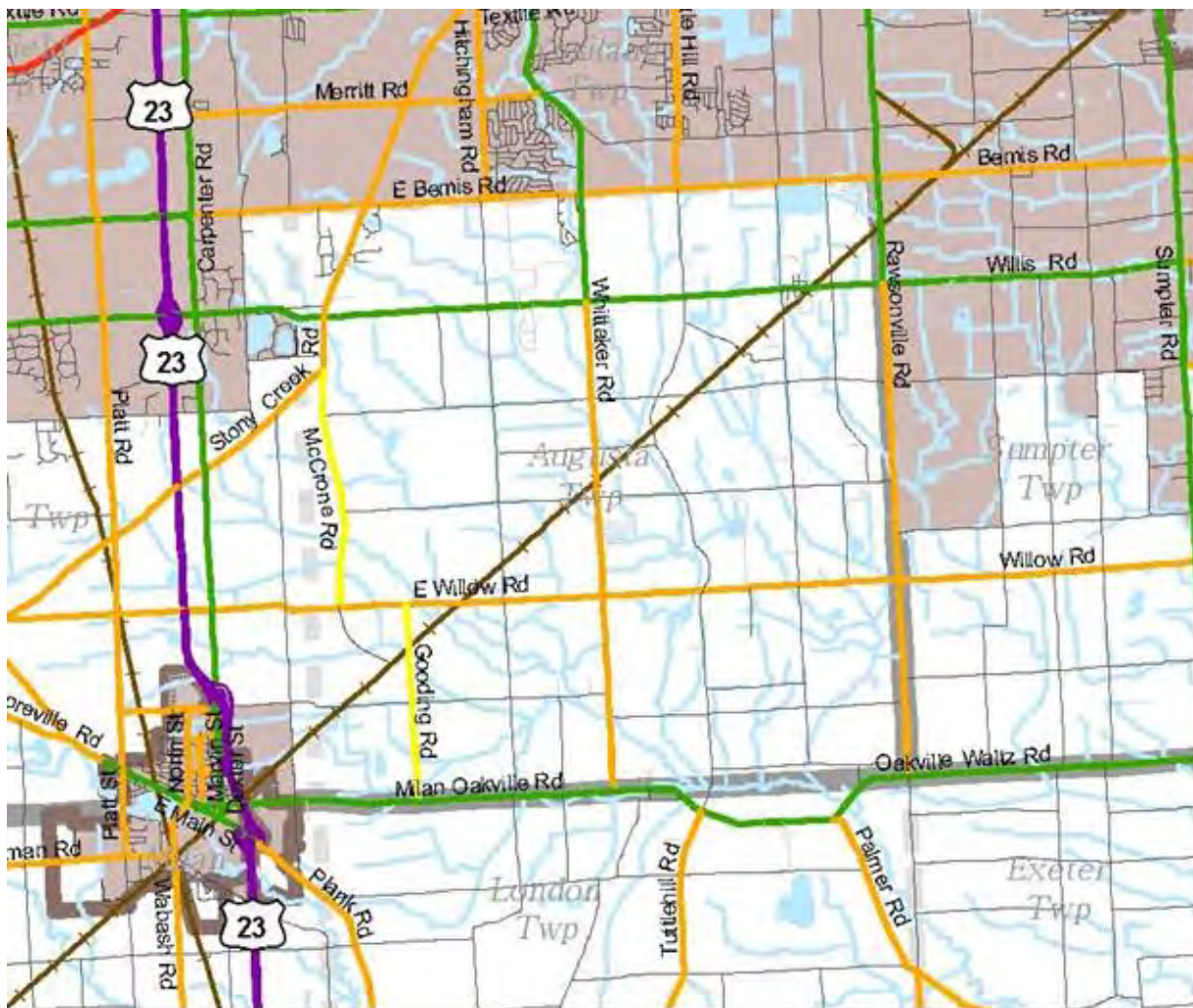
The above classifications correspond to the National Functional Classification (NFC) Map for Washtenaw County used by the Michigan Department of Transportation Bureau of Transportation Planning. The road classification determines whether the road is eligible for federal aid. “Federal Aid” roads include all principal arterials, all minor arterials, all urban collectors, and all rural major collectors.

The following listing describes all primary roads within Augusta Township along with their NFC designations.

- Bemis Road – Rural Minor Arterial
- Milan-Oakville Road – Rural Minor Arterial
- Stony Creek Road – Rural Major Collector
- Rawsonville Road – Rural Major Collector
- Whittaker Road – Rural Major Collector
- E. Willow Road – Rural Major Collector
- McCrone Road – Rural Minor Collector
- Gooding Road – Rural Minor Collector



Figure 17. Functional Road Classification



Coordination and cooperation between Township and County agencies regarding transportation improvements can prove beneficial both strategically and financially.

Augusta Township Master Land Use Plan

APPENDIX X:

Public Input Executive Summary

May 18, 2022

Augusta Master Plan Public Input

Executive Summary

The public input undertaken for the update of the Augusta Township Master Plan encompassed three (3) separate efforts – on-line survey, open house and public comment period/public hearing. This report summarizes the complete public input process and provides raw data compiled through these efforts as an appendix to the 2022 Augusta Township Master Plan.

Each public input component is listed below with a description of how each was conducted and a summary of each component's results.

On-Line Survey

The on-line survey was provided in the digital format SoGo and advertised to residents, business owners, and community stakeholders via the Township website, social media posts, distribution of the survey link on tax bills, and through handouts from the school district. Hard-copy surveys were also available upon request. During the active survey period of November 2021 through January 2022, 141 respondents participated in the survey which contained 23 questions.

Topics within the survey included:

- Relationship to the Township
- Community Development
- Transportation / Roads
- Housing
- Demographics

Relationship to Township: Ninety-nine percent (99%) of respondents live in Augusta Township. Nearly half (48%) have lived in the Township for 16 or more years. Half (52%) of the respondents indicated they live in a single-family home on a 1-to-5-acre lot. Respondents also noted the top three (3) characteristics that brought them to the Township was 1) natural and open spaces; 2) low traffic volumes; and 3) Housing costs / family and/or friends (tie).

Community Development: Respondents indicated overwhelmingly (84%) that open space/agricultural areas are what they like most about living in Augusta Township. The top three (3) characteristics that respondents dislike about living in Augusta Township were: 1) condition of roads; 2) lack of utilities and communication infrastructure; and 3) property taxes. The respondents ranked the following as the most important issues facing Augusta Township: 1) protecting water quality; 2) preserving natural features and/or open areas; and 3) schools. The bottom three (3) ranked as least important issues facing Augusta Township were: 1) encouraging new industrial development; 2) offering public transportation to surrounding areas; and 3) encouraging new commercial development.

Respondents prefer the following non-residential developments in the Township: restaurants, neighborhood/small scale shops; and essential services such as grocery stores, dry cleaners, hardware, etc. The fourth ranked response regarding the type of non-residential development the Township could use more of was “none”. Eighty-six (86%) of respondents feel the Township should be more proactive about preserving open spaces.

Transportation / Roads: Each respondent (141) provided an answer to the open-ended question “what transportation issues need the most attention?”. The responses were primarily regarding the poor condition of roads/road maintenance. However, there were a few responses regarding bike and pedestrian safety and public transportation. When asked how important non-motorized transportation and bike path connections are within Augusta Township for commuting or for recreation opportunities, 43% of respondents indicated “not important”.

Housing: When asked “what type of residential development could Augusta Township use more of?” respondents top three (3) responses were: 1) none; 2) detached single-family homes on large lots (1 acre minimum); and 3) senior housing.

On-line survey results are provided after this narrative.

Open House

An open house was held at the Township meeting room on May 12, 2022, from 5PM to 7PM. The open house was advertised on the Township website, social media and all Township committee members and volunteers were invited by email. Five (5) stations were set up requesting participants provide input regarding residential growth; land use (non-residential growth); parks and open space; roads, and other. Twenty-eight (28) residents attended the open house providing the following input in the various categories.

Residential Growth:

- What are your thoughts about different types of housing in the Township, including single-family and multiple-family?
- In what areas should residential development be considered in the Township?
 - * The areas around the school and around Willis should be considered for residential development – both single-family and multiple-family. Large areas should remain agricultural and open – developed as parkland/natural areas.
 - * Near the school, adjacent to existing public utilities, avoid environmentally sensitive areas; avoid commercial farmland operations.
 - * Residents should be welcomed. We need new people who are willing to invest in our township. New housing should be encouraged. Augusta is still “old”. New developments will help bring us to the future and attract fresh residents that may want to get involved.

I would build where it makes sense – near utilities and decent roads always do R & D and make sure the areas being developed are not ag or protected land.

- * I would prefer to keep agriculture land intact. I would like to see more parkland and wooded areas preserved, and natural walkways made available into these areas. I am in favor of single-family homes to be developed.
- * We would support affordable, well-built, multi-family new residential development.
- * Would like to see Township grow slowly.
- * I would support more median density housing with ½ to 1 ½ acre lots rather than subdivisions (such as Bellemeade of Lincoln Pines) something more like the area off Stoney Creek Road (Pine, Long Meadow, Country Ln. Margret) and rural residential.
- * Contacting Huron Valley Habitat for Humanity to assist with foreclosure rehab for qualified buyer of more modest means who can afford the mortgage but not the rehab often necessary with foreclosed homes.
- * I am not a fan of growing the Township with more homes, which increases traffic and noise. Many people don't follow the speed limits already. Additional traffic makes the probability of harm to pedestrians increase.

Land Use:

- What types of development would you like to see more of?
 - Retail
 - Office
 - Residential
 - Industrial
 - Mixed-Use
- * Retail – yes; Office – yes; Residential – yes, where appropriate; Industrial – not where current housing is; Mixed-Use – no.
- * We need more economic opportunity allowing residential, industrial, and mixed development opens new doors for residents. New business brings new people, new ideas, etc.
- * Retail – yes; Office – no opinion; Residential – depends; Industrial – no; Mixed-Use – yes. We prefer that any development be balanced with protecting permanently natural resources such as the expansion of land conservancies.
- * Retail – adjacent to existing area; Office – limited; Residential – yes; Industrial – no.
- * Develop downtown Willis and Rawsonville and Willis and Rawsonville north to railroad.
- * Retail – food/eatery; Office – no; Residential – limited development (should not have commercial zoning on Willis Road across from school); Industrial – no additional allocation.

- * Retail – food, light shopping; Office – no need; Residential – minimum lot size; Industrial – yes in southwest with zoning; Mixed-Use – love to see walkable town center with apartments over stores.
- * I personally wish for low growth and development in all areas of use. Low or slow growth.
- * Retail – no Dollar General ever; Office – limited; Residential, Industrial and Mixed-Use all slow or limited.
- * Retail – in already existing retail areas – some expansion; Office – no; Residential – yes; Industrial – no; Mixed-Use – limited.

Parks/Open Space:

- Where would you like to see recreation opportunities in the Township? What type of activities?
 - Do you feel the Township focus should take a more active role in open space/agricultural preservation?
 - Would you be supportive of a millage for recreation development in the Township?
- * Yes, we would support a millage for recreation development. Parks should be family and pet friendly. Priority of preserving farmland.
 - * Not as interested in parks. Would like to have more public notice of our wildlife preservation areas we already have – Searles off of Margaret Street and then the wetlands that will be built by Lombardo. Also cleaning up of Paint Creek and other streams that could be enjoyed. Would like to see bike paths on Willis and Whittaker (Whittaker has a lot of bike and horse traffic).
 - * Yes, support active role in preservation. Maybe support millage. Safe trails for hiking, biking and dog walking.
 - * Needing further information for the Vern Campbell Park. Currently has gravel parking and soccer fields – not sure of uses? Not sure how a mill will be effective if you are creating paths that provide better access to schools, but it may not alleviate the need for as much school transportation?
 - * Recreation opportunities should be individually placed to be compatible with the land use master plan considering the impacts and opportunities that match those master plan designations. Supports preservation. Supports millage.
 - * Regarding [proposed off-road path) blue dot sidewalk path, I would not want to see it follow the drainage ditch just west of Tuttle Hill Road between Willis Road and Rosbolt Road. This is open farmland and would put the path directly behind my house. We now enjoy complete quiet and privacy and don't want to see people wandering behind our house. I have concerns for security given we are the only house on Tuttle Hill between Judd and Rosbolt.

- * Augusta could be a great place for a day trip if we had more parks/trails for outdoor activities. A trail system would be great, people from other areas could visit. It's important to preserve space/agricultural because people live here for the country feel. It makes Augusta beautiful. We love the wildlife and it's a reason people stay here. Having a community park would allow a space for the community to gather (events, organized outdoor activities, birthday parties, family BBQ, etc.). Brining people together is important. A park would allow families to interact and give residents a chance to meet their neighbors.
- * I am not sure how much use parks would get. Americans spend more time inside than ever.

Roads:

- Are there areas of the Township that need improvement?
 - What roads and other transportation issues should be prioritized?
- * The area on Willis Road where the old "Moonlight Auto Parts" (junkyard) was located. Bunton Road.
 - * Pave Bemis Road. Walk and bike path.
 - * Dirt roads need some major pothole attention and some of the smaller gravel roads – south Hltchingham, the roads in the neighborhoods (small subs) off Stony Creek get very little attention.
 - * Dirt roads are okay ONLY if they are maintained. We need to service the dirt roads mor often. Paved roads would be ideal. Dirt roads need more attention.
 - * Yes, Talladay, Judd, Gooding, Hltchingham (bridge). Gooding is so bad. Not passable in the spring. Willow could use some work.
 - * There are gravel roads that need serious attention. Judd Road coming east from McCrone and Tuttle Hill Road south of Judd at least to Willow, and maybe beyond. These are just 2 that come to mind at the moment.
 - * Condition of secondary roads need more base in order to supported increased use.
 - * Whittaker – dog walking, biking, walking. All put people at risk due to no "side room". Can we build something that will take this activity off Whittaker Road?
 - * Most of the roads need improvement – some need serious hop. The bridge that has been out for some years at the intersection of Hitchingham and Talladay needs to be replaced. Many of the ditches along the roads need renovating. It is difficult to maintain dirt roads, but they need frequent upkeep, which they don't always get.

Other:

- Are there any other topics that are important to you that were not highlighted for discussion?

- * Absolutely the elimination of the solar facility exception in the zoning rules. Agricultural land must be protected from companies that wish to expand large industrial solar facilities.
- * The proposed industrial solar installation would be a huge mistake. It was allowed under an ill-considered exception to the Township's Ordinances. It needs to be a revoked exception.

Public Comment Period / Public Hearing

As part of the Master Plan update process regulated by Public Act 33 of 2008, as amended (MCL 125.3833) a 63-day public comment period is required as is a public hearing prior to adoption of the Master Plan. The public comment period was conducted between June 18 , 2021 to August 23, 2021. Comments were received from developers, residents and adjacent community neighbors on a variety of topics such as pathways and other recreational needs; road improvements; endangered species and biodiversity; light pollution; modifications suggested by Lodi Township and the City of Dexter; and specific locations to be considered for potential future development. All of the comments received in writing are provided in the last section of this report.

On September 27, 2021, the Planning Commission and Board of Trustees held a joint meeting to conduct a public hearing to receive comments on the proposed Master Plan. During the hearing, one (1) resident commented on the Master Plan. The meeting minutes of the public hearing have been provided in the last section of this report.



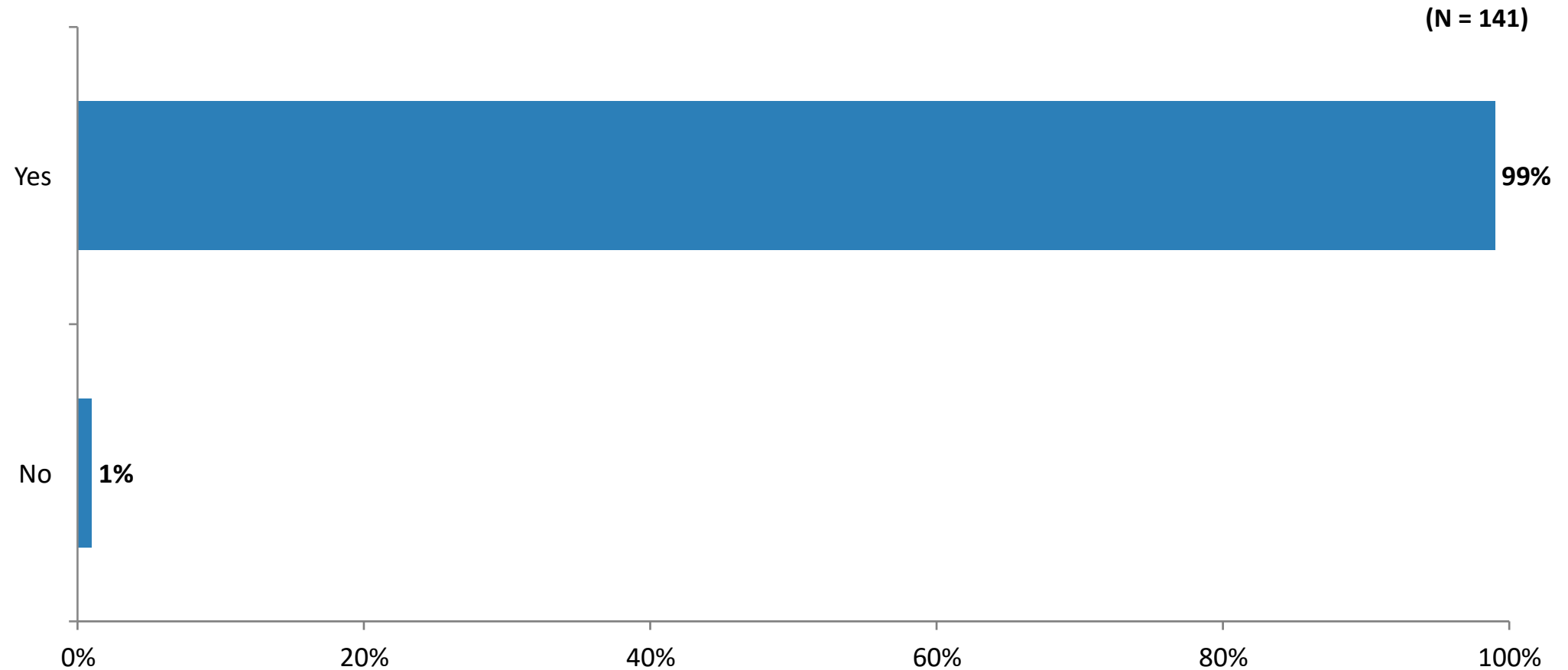
ON-LINE SURVEY RESULTS



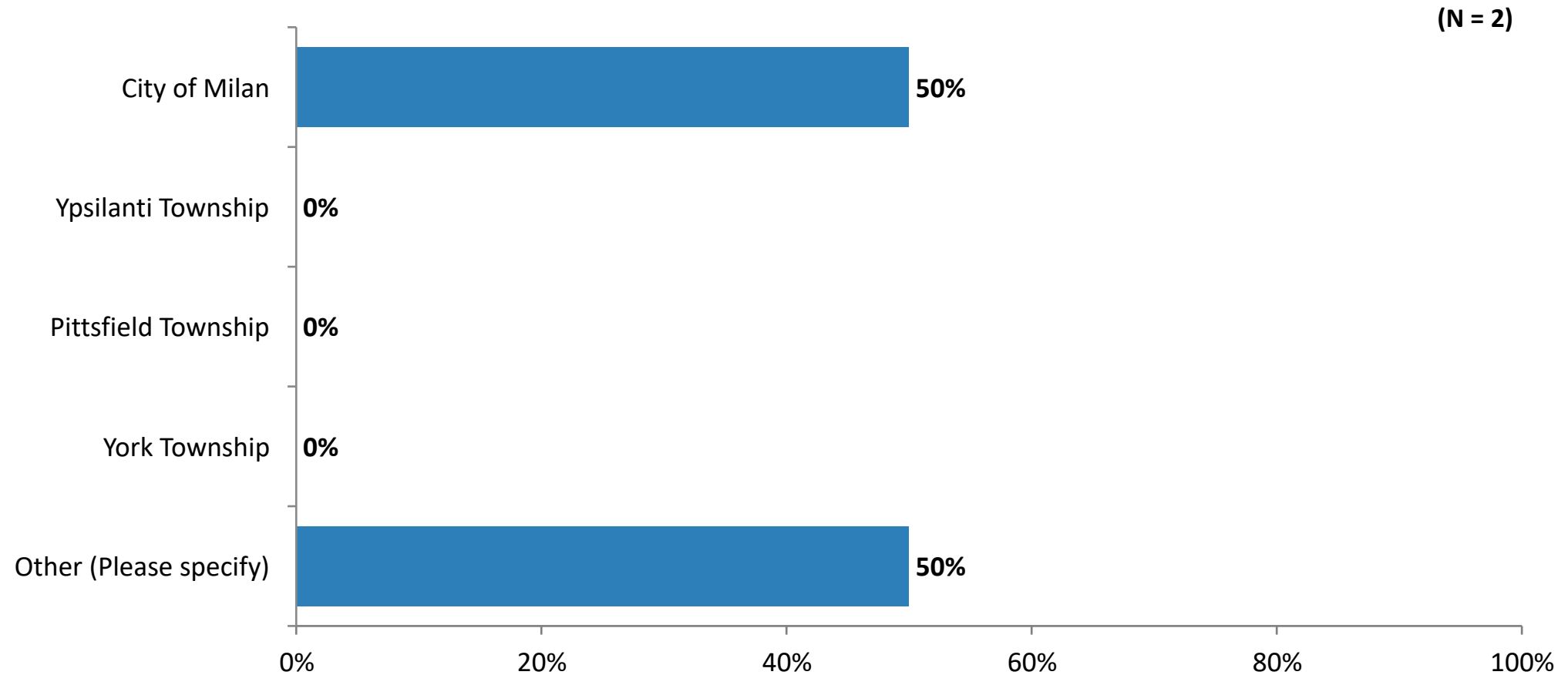
Augusta Township Master Plan Survey

Results and Analysis

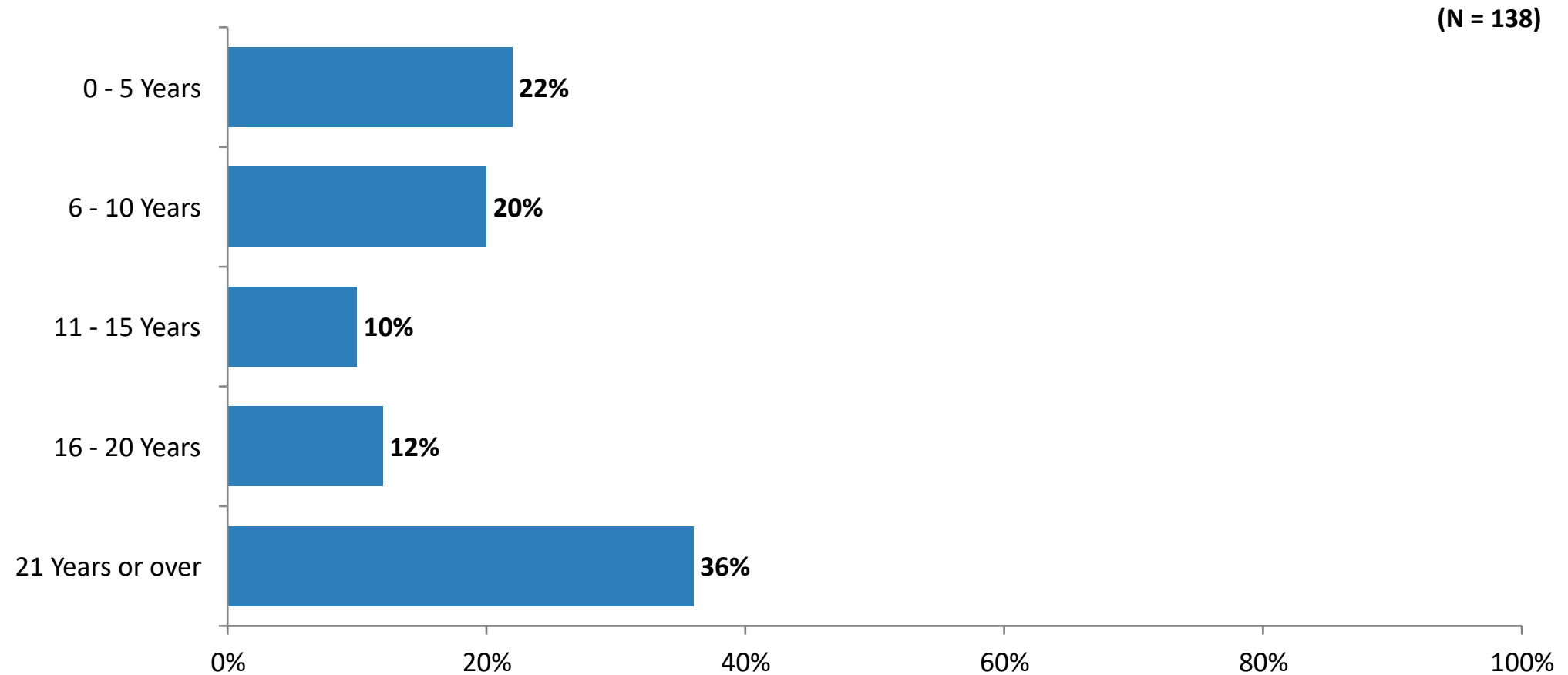
Do you live in Augusta Township?



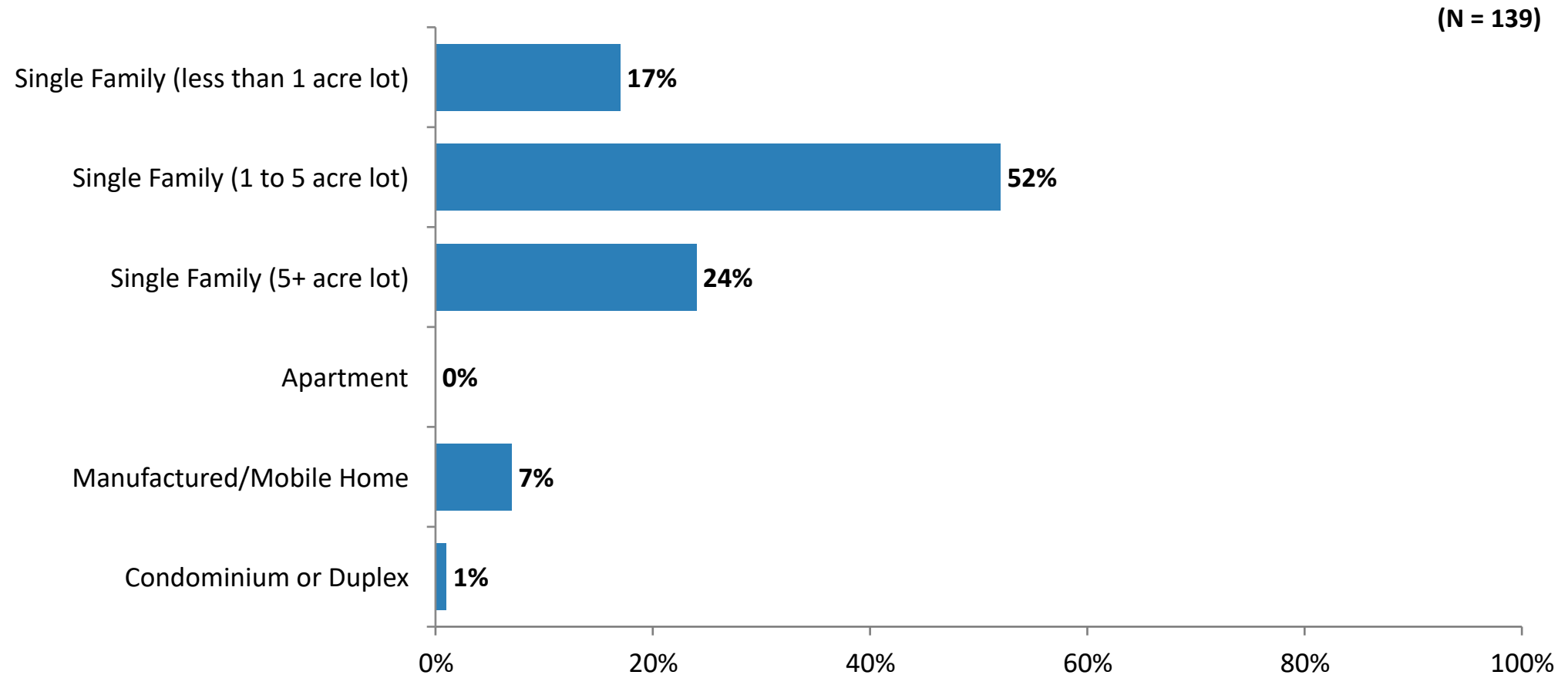
If you don't live in Augusta Township, where do you live?



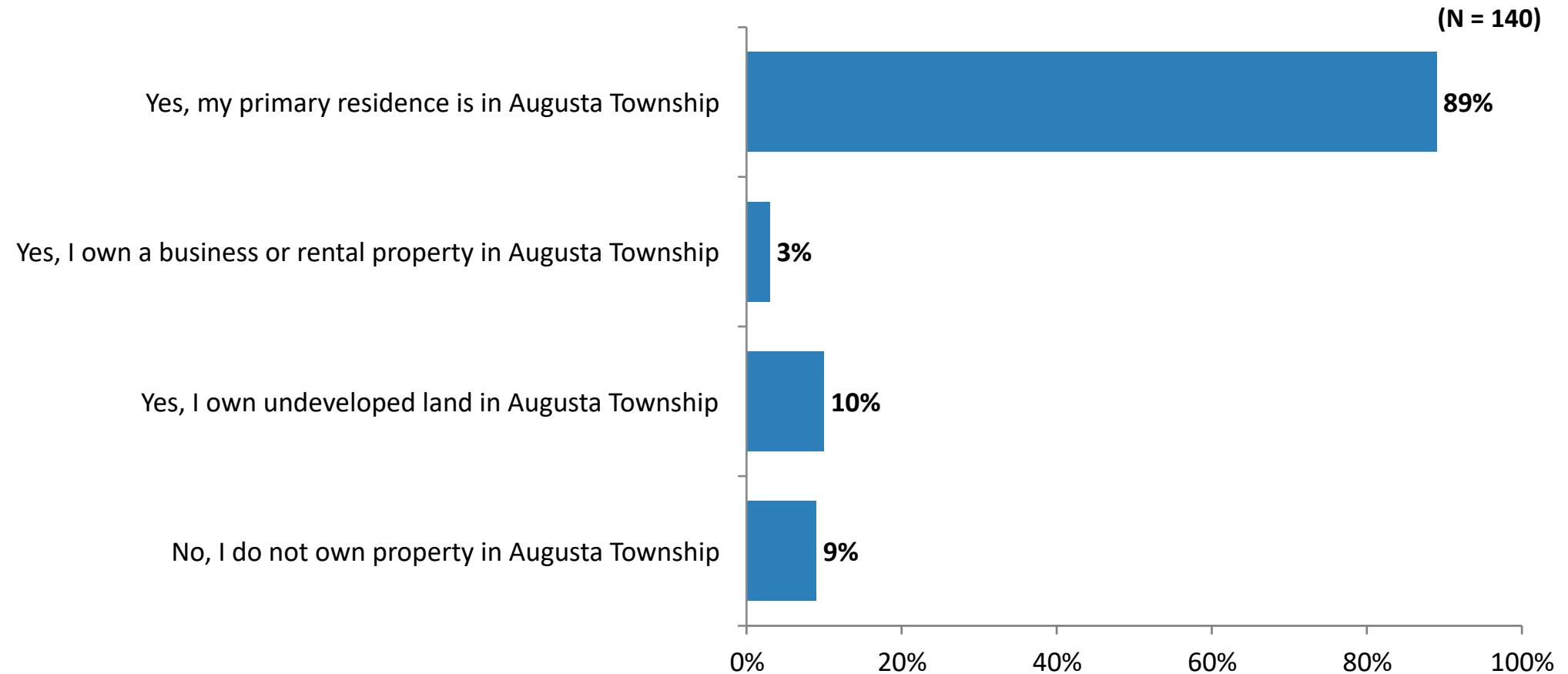
How long have you lived in the Township?



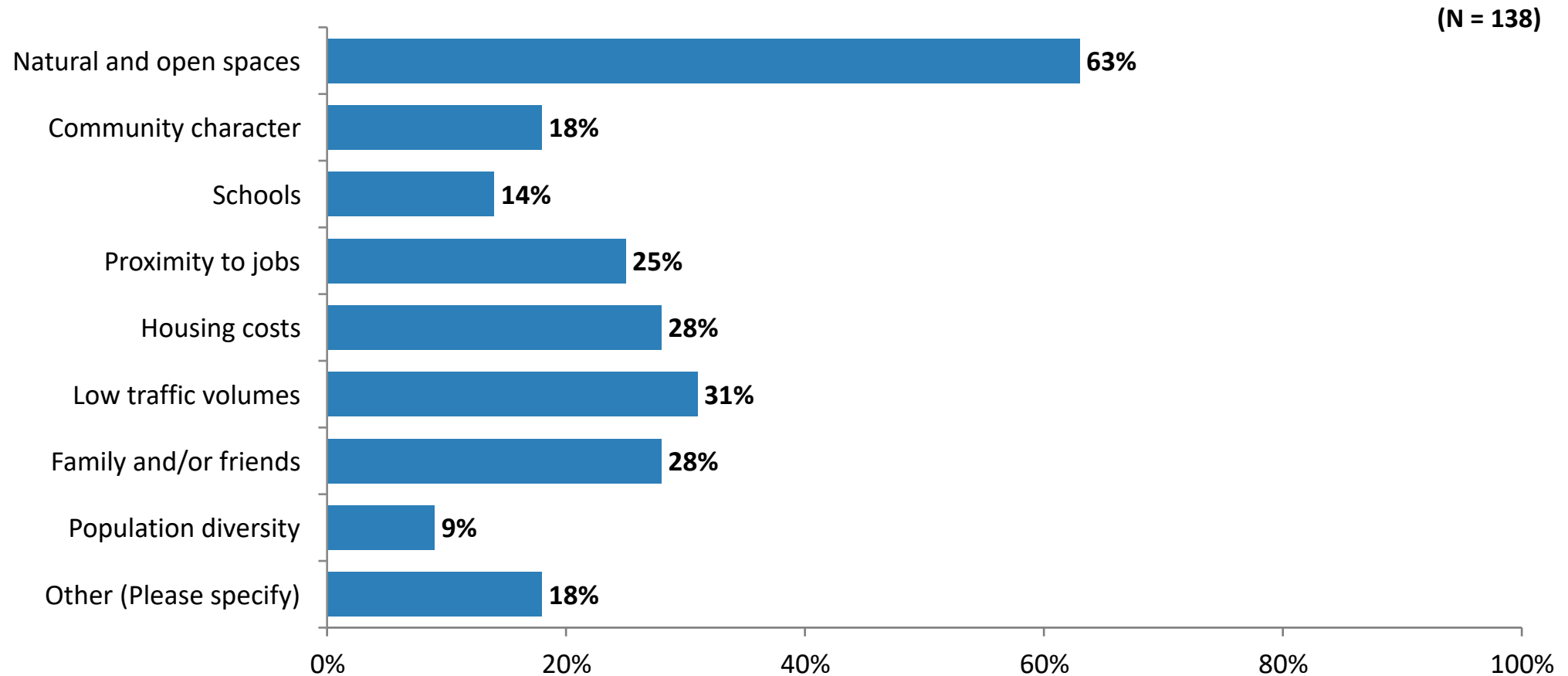
Please select the term that best describes your residence.



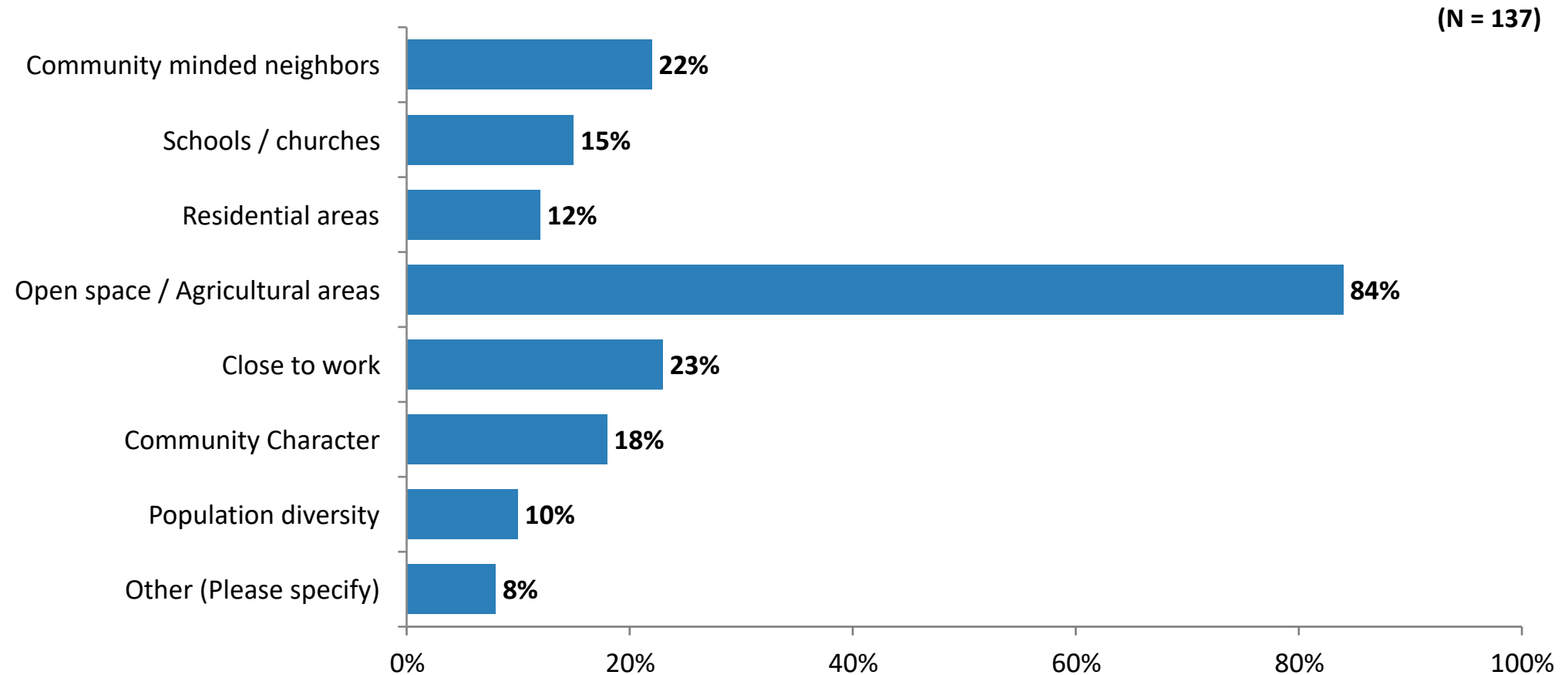
Do you own property in Augusta Township? Check all that apply.



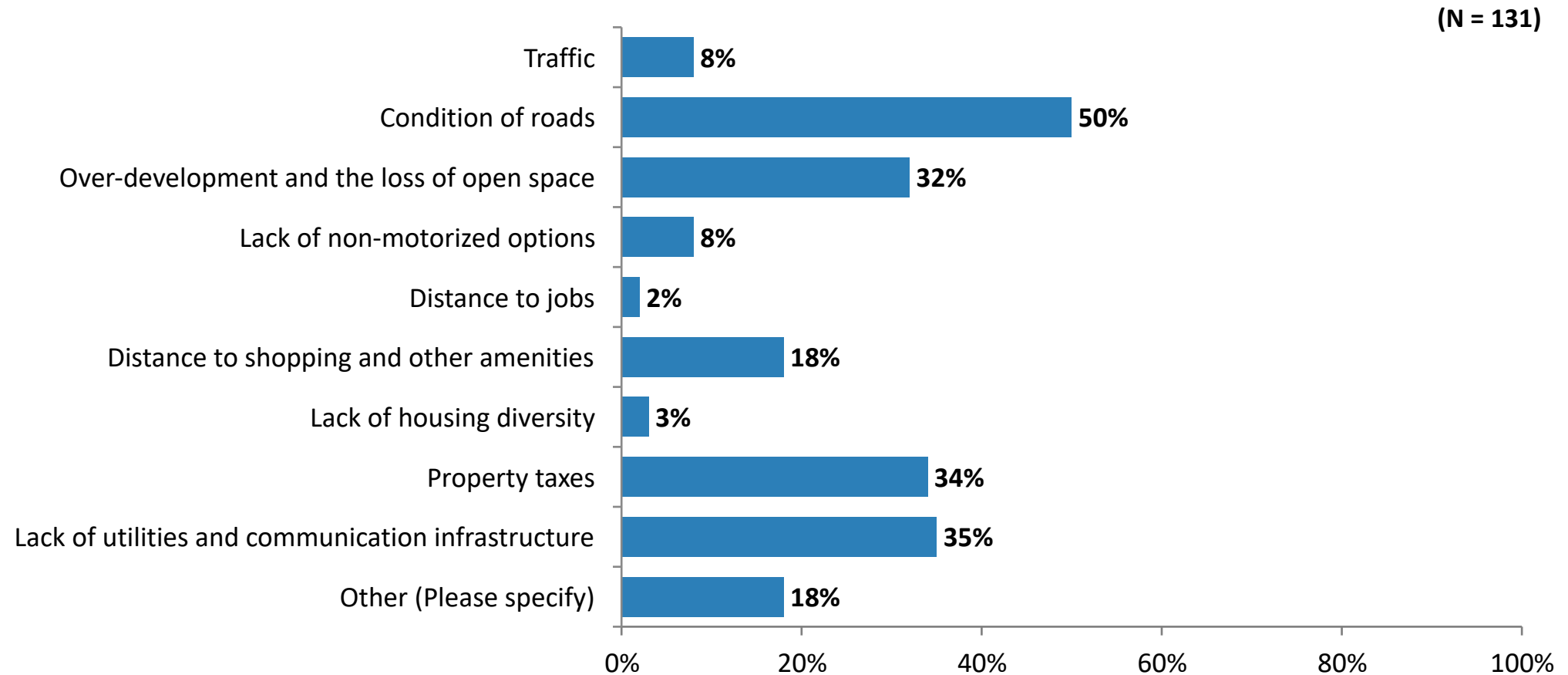
If you live in Augusta Township, what brought you here? Check all that apply.



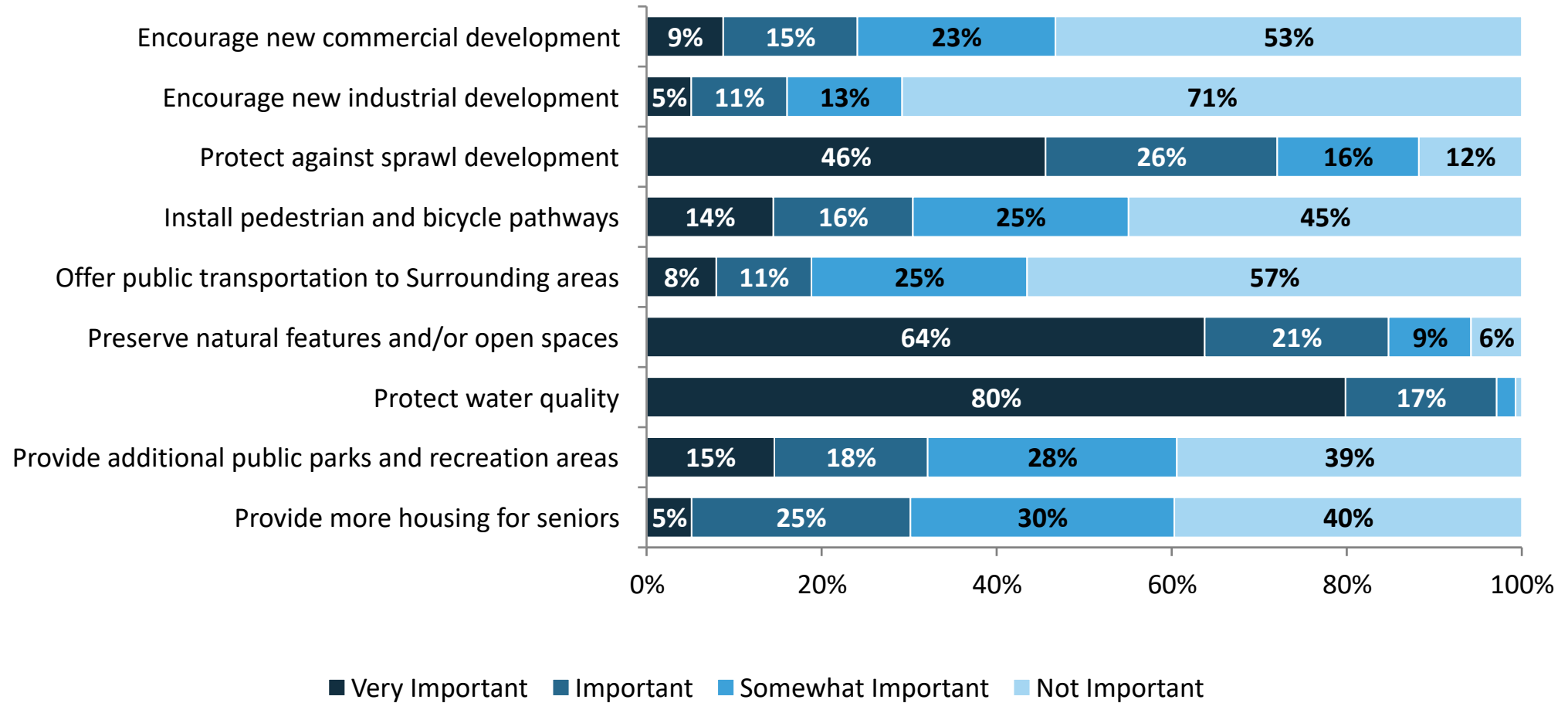
What do you like most about living in Augusta Township? Check all that apply.



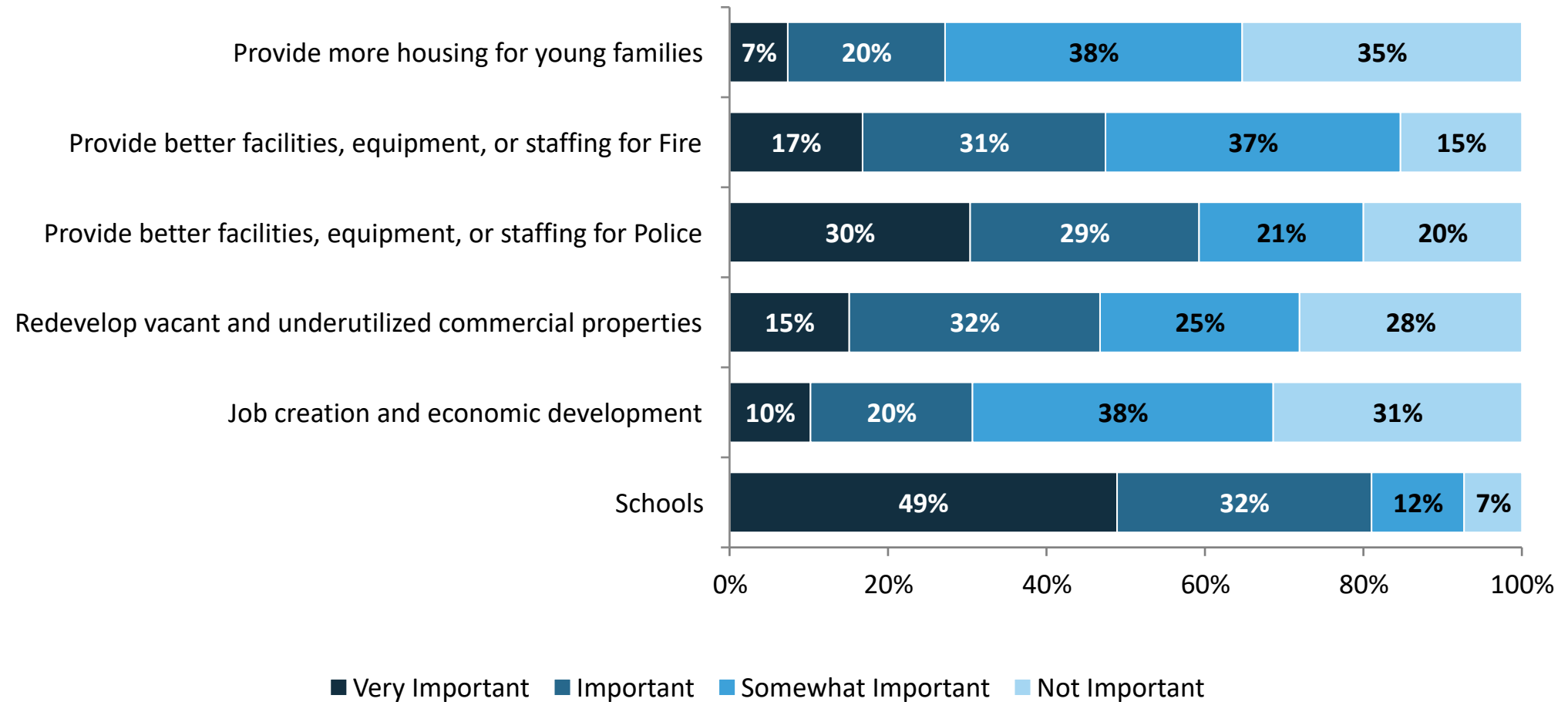
What do you dislike about living in Augusta Township? Check all that apply.



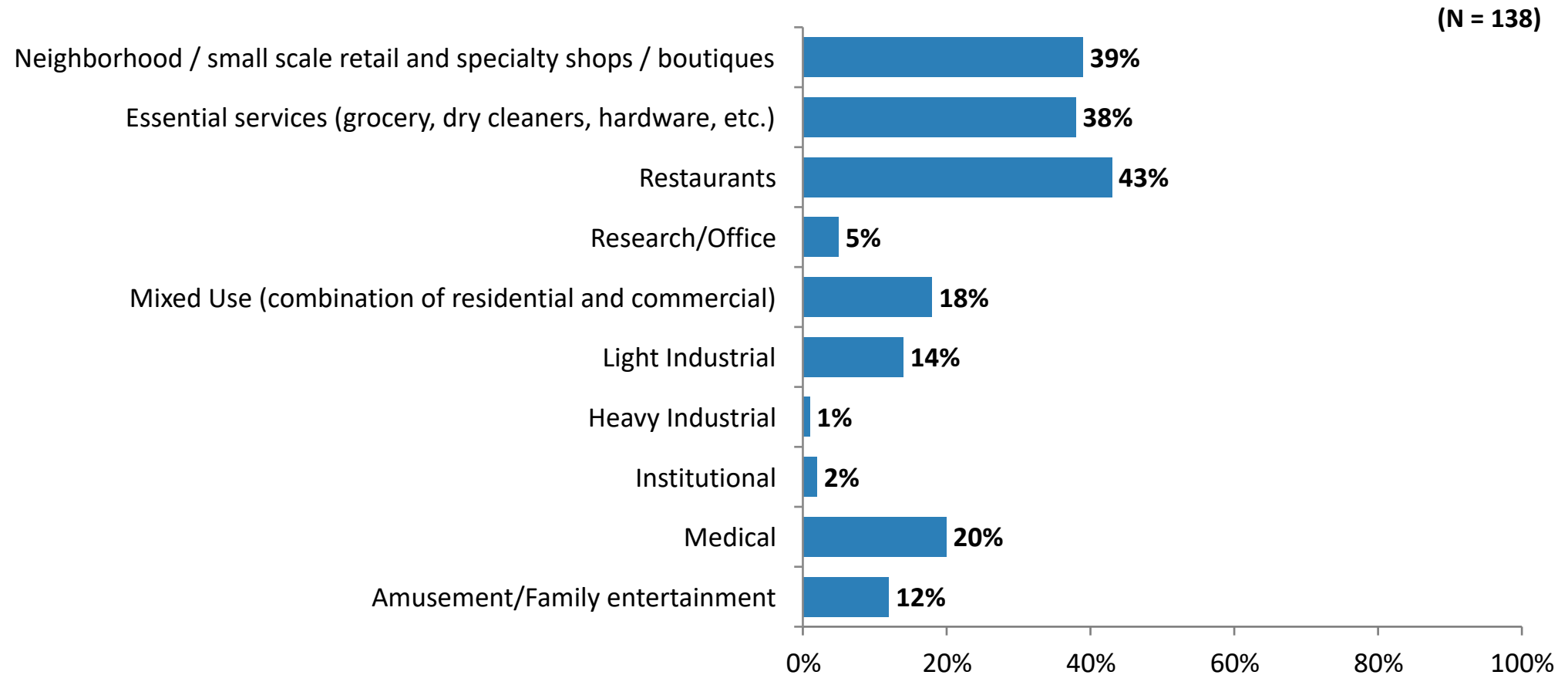
How important should each of the following be to Augusta Township?



How important should each of the following be to Augusta Township? (Continued)

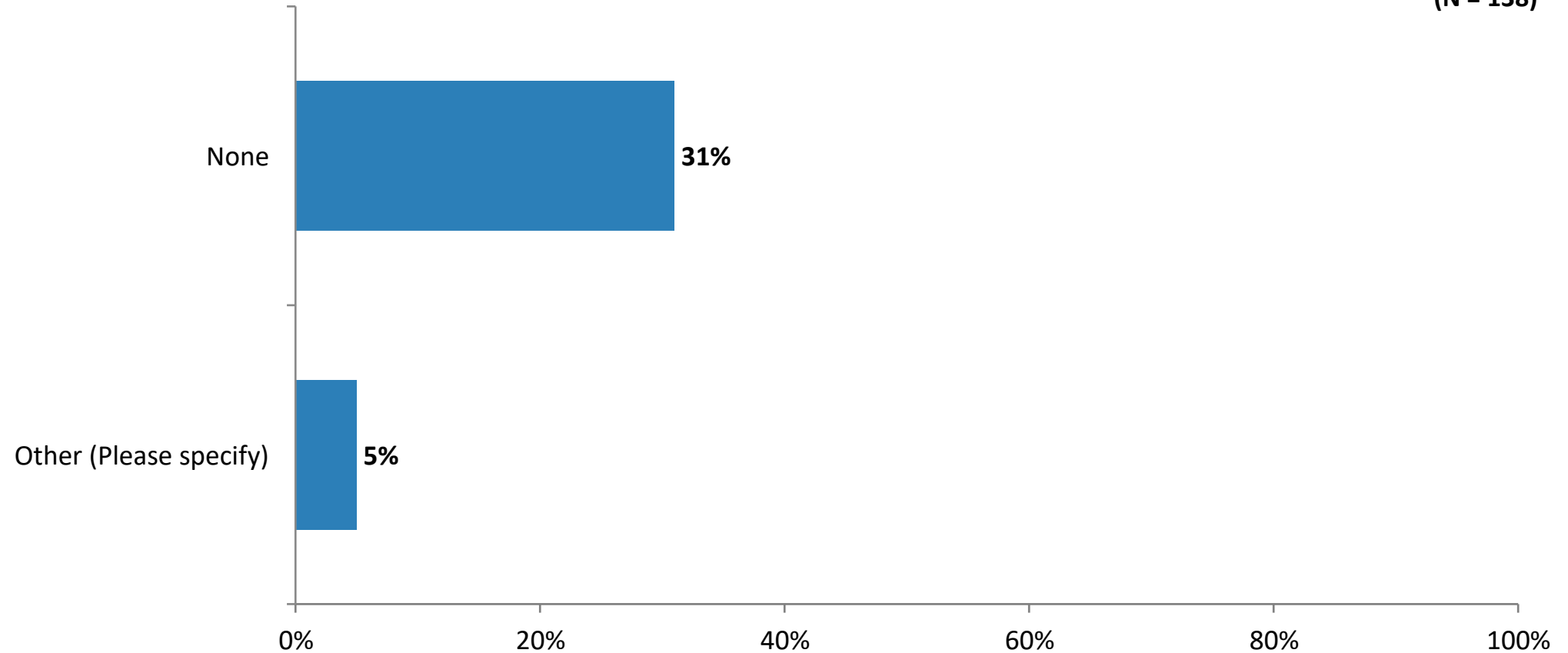


What types of non-residential development could Augusta Township use more of? Check all that apply.

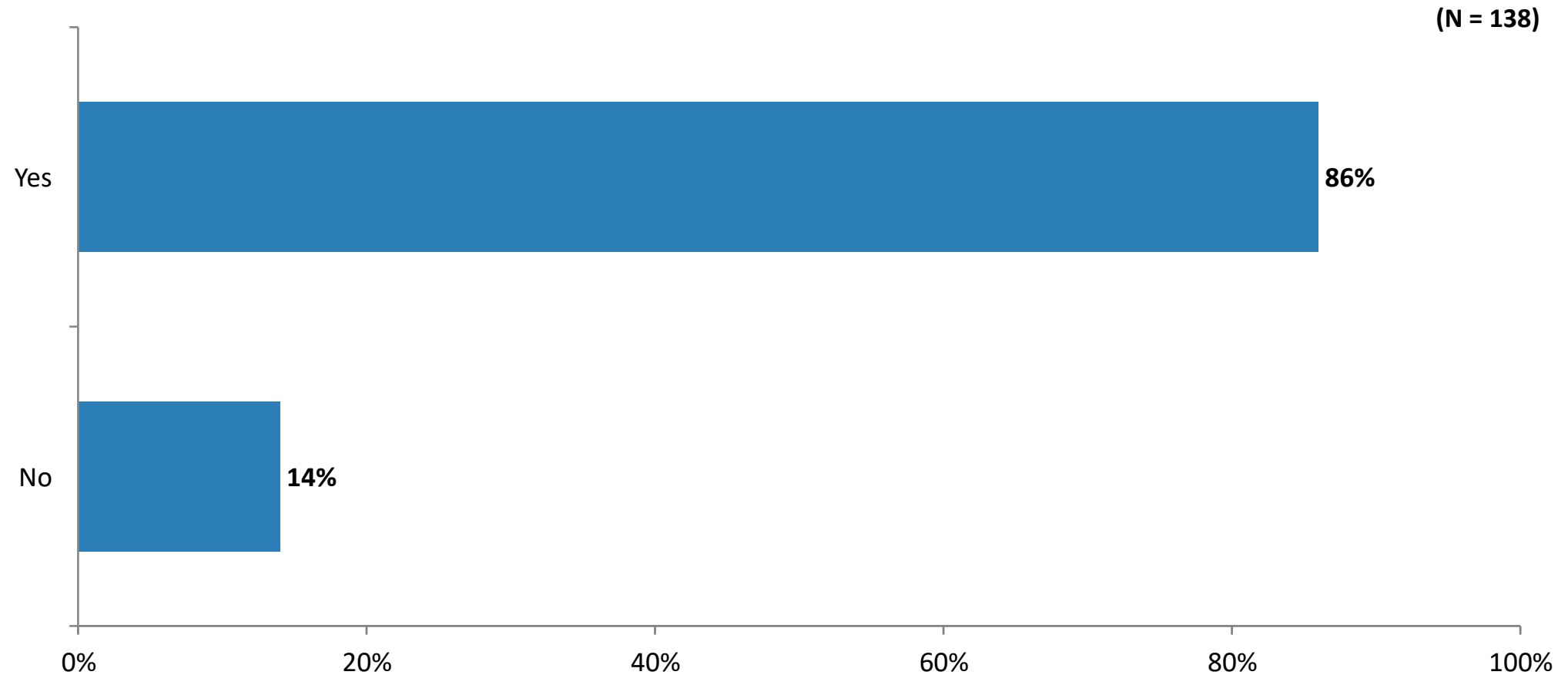


What types of non-residential development could Augusta Township use more of? Check all that apply. (Continued)

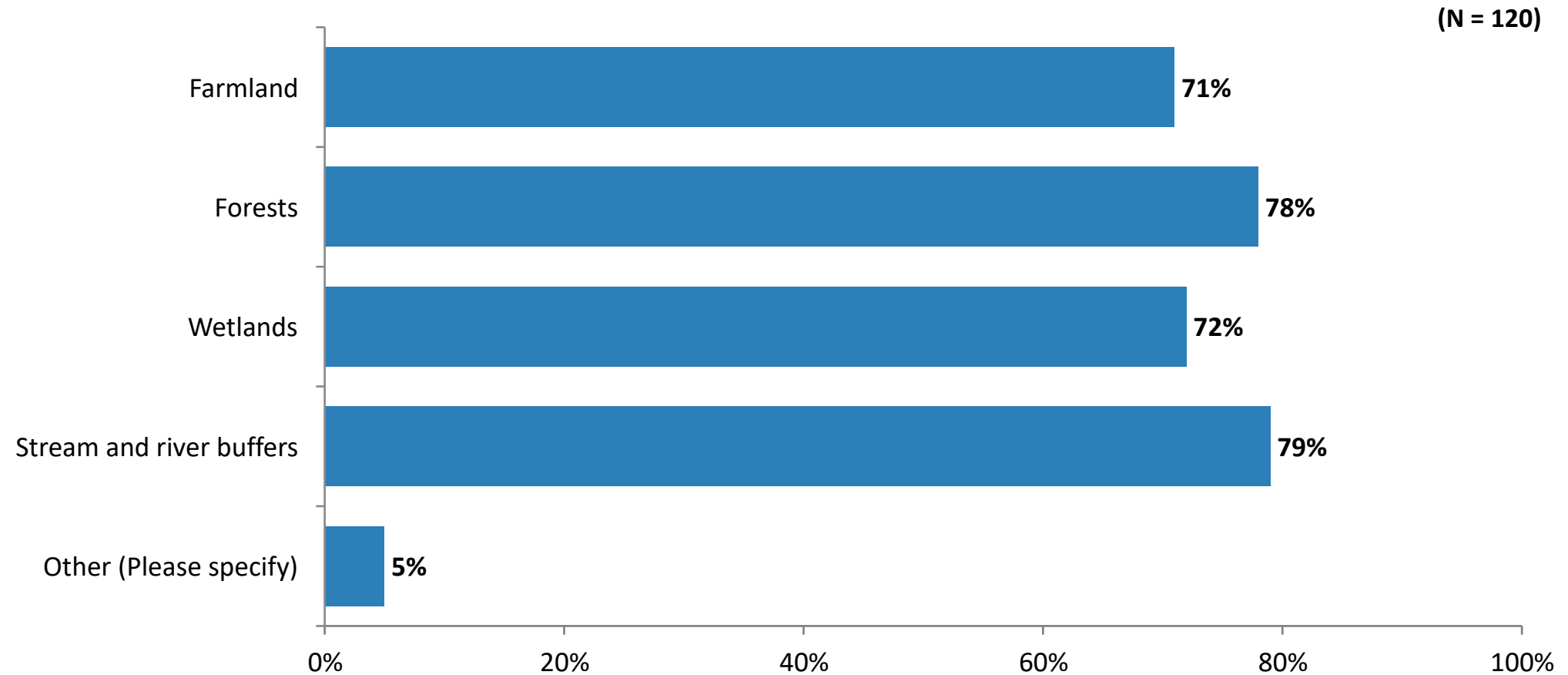
(N = 138)



Should the Township be more proactive about preserving open spaces and natural areas?



If yes, what type of properties should be preserved? Check all that apply.



What transportation issues need the most attention?

Response No	Answer text
4	Road conditions
5	Dirt roads get pretty bad but I'm surprised they haven't been paved with how much time and money must be spent continually grading them.
7	Dirt road upkeep/paving high use dirt roads
8	stop doing chip and seal, its a waste of time and my money,,,,,grade the roads more then once a year,, and mow the ditch more then once a year
11	riding bikes on the main roads
13	Roads need grated more often or paved.
14	Access to public transportation
16	Road quality.
17	Better grading of dirt roads
19	All roads should be paved and street lights put in.

What transportation issues need the most attention? (Continued)

Response No	Answer text
20	Roads
21	Keeping gravel haulers off the dirt roads so they stay in better shape for longer and require less maintenance.
25	Add some paved roads
26	N/a
28	Bike and walking paths
29	School buses
31	public bus at least close to the schools going to different destinations
32	Na
35	Why are we even discussing walking/bike paths? We can't maintain any of the ditches or dirt roads as it is. We don't need yet more things we can't afford to maintain.
36	Public transport to areas like Ypsilanti and Ann Arbor.
37	None.
39	Increased road upkeep and bicycle paths

What transportation issues need the most attention? (Continued)

Response No	Answer text
41	Roads
44	Bus
45	Speed limit on Willis Road should be 35 MPH,
46	Current road up keep
47	Road maintenance
48	The Dirt road maintenance. Ditches and drains need to be redone or cleaned. Roadside dumping
50	paving unpaved roads
52	Roads
53	Ditches cleaned out so the water can get off the dirt roads
55	Roads, ditches
56	Terrible dirt roads
57	Should have transportation for seniors

What transportation issues need the most attention? (Continued)

Response No	Answer text
61	Road upkeep
63	Keeping roads in good shape....dirt roads suffer a lot.
65	Dirt roads should have more upkeep
67	Maintain roads and ditches
68	Just make sure the roads are well taken care of.
69	The recent resurface is HORRIBLE! Our road was fine before now it's bad!
70	Rides for seniors
71	School transportation
72	Side walk
74	The condition and maintenance of ALL roads need attention.
76	?
77	unsure

What transportation issues need the most attention? (Continued)

Response No	Answer text
78	Public transportation
79	More option for people who don't or can't drive
81	Improvement of the gravel roads
82	Speed limits on back roads
83	Roads
88	Road maintenance, but I think wcrs does an excellent job.
90	Roads could be resurfaced
91	Roads conditions
93	Paving Bunton Rd. Between Willis and Talladay
94	The roads
96	Road maintenance
97	THE PISS POOR ROADS

What transportation issues need the most attention? (Continued)

Response No	Answer text
98	No transpiration for seniors, or residents with no vehicles. We do need a s all public transit that would help seniors, and working families. Roads!! We need better roads the dirt part of Bunton is a mess, as is talladay.
99	Pave the roads
100	Roads
101	Having a public transit system for our elderly that cannot get to Dr appts, stores, etc.
102	roads. Especially the back roads, they're terrible!
103	Pave more roads
104	Roads
105	The dirt roads
111	Road conditions.
112	Roads
113	Roads, most roads should be at least black top.

What transportation issues need the most attention? (Continued)

Response No	Answer text
115	The dirt roads in my area aren't being graded nearly as often as they used to be, and when they are, they're not being done properly, which results in the myriad pot holes returning very quickly.
116	Walking and bike trails, better condition of non-paved roads (more grading and upkeep including the drainage along roads. We are in a high water table area and our drainage is not properly maintained.
117	Road repair

What transportation issues need the most attention? (Continued)

Response No	Answer text
118	Motorcycles and loud cars are ALWAYS 'gunning it' down Whittaker as soon as they pass the stop at the school. It's loud and disrespectful to the residents that live there.
120	Maintenance of roads
121	Talladay Road routinely lacks maintenance and the Talladay-Hitchingham bridge being out for 3 years is unacceptable.
122	Bike Infrastructure around Bellemeade sub and schools.
123	Road resurfacing, public transportation
124	There isn't any public transportation available.
126	None

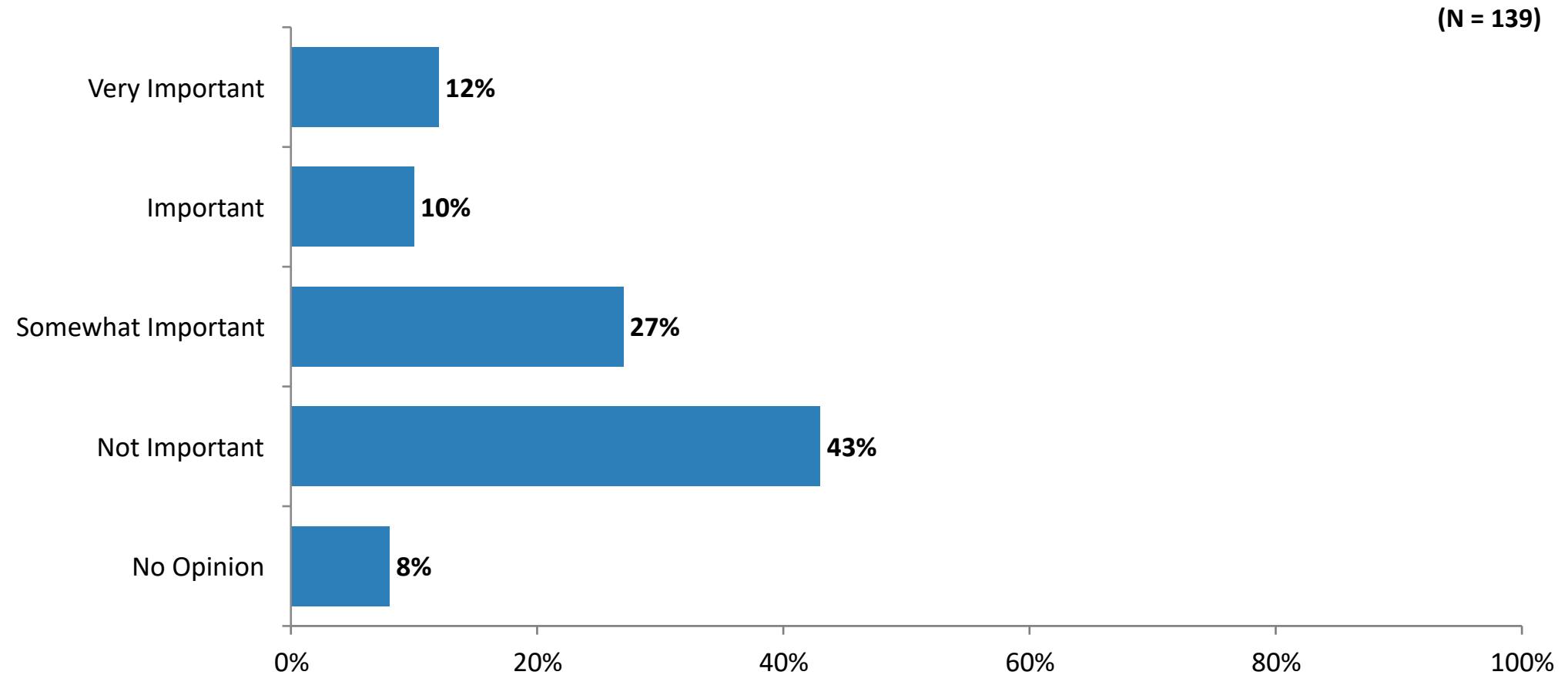
What transportation issues need the most attention? (Continued)

Response No	Answer text
127	The back roads are horrible. It doesn't matter when they grade, they always grade when it rains and then the road gets pitted again
128	Repair the roads!!!! Specifically Bemis, Judd, Talladay, Pitman and Tuttle Hill Roads
129	Upkeep of roads specifically gravel roads. They need to be paved!
130	Dirt Roads
131	road upkeep
133	Gravel roads need to be maintained better.
134	The roads need to be maintained better.
135	Senior bus service, taxi service, Uber
136	Bike paths, paving dirt roads

What transportation issues need the most attention? (Continued)

Response No	Answer text
138	There is way too much extreme speeding on Bunton Rd. There is a lack of shoulder room for walking, biking, horse riding, on many roads.
139	Amount of gravel trains destroying our roads
141	Roads and ditch line maintenance

How important is non-motorized transportation and bike path connections within Augusta Township for commuting or for recreation opportunities?



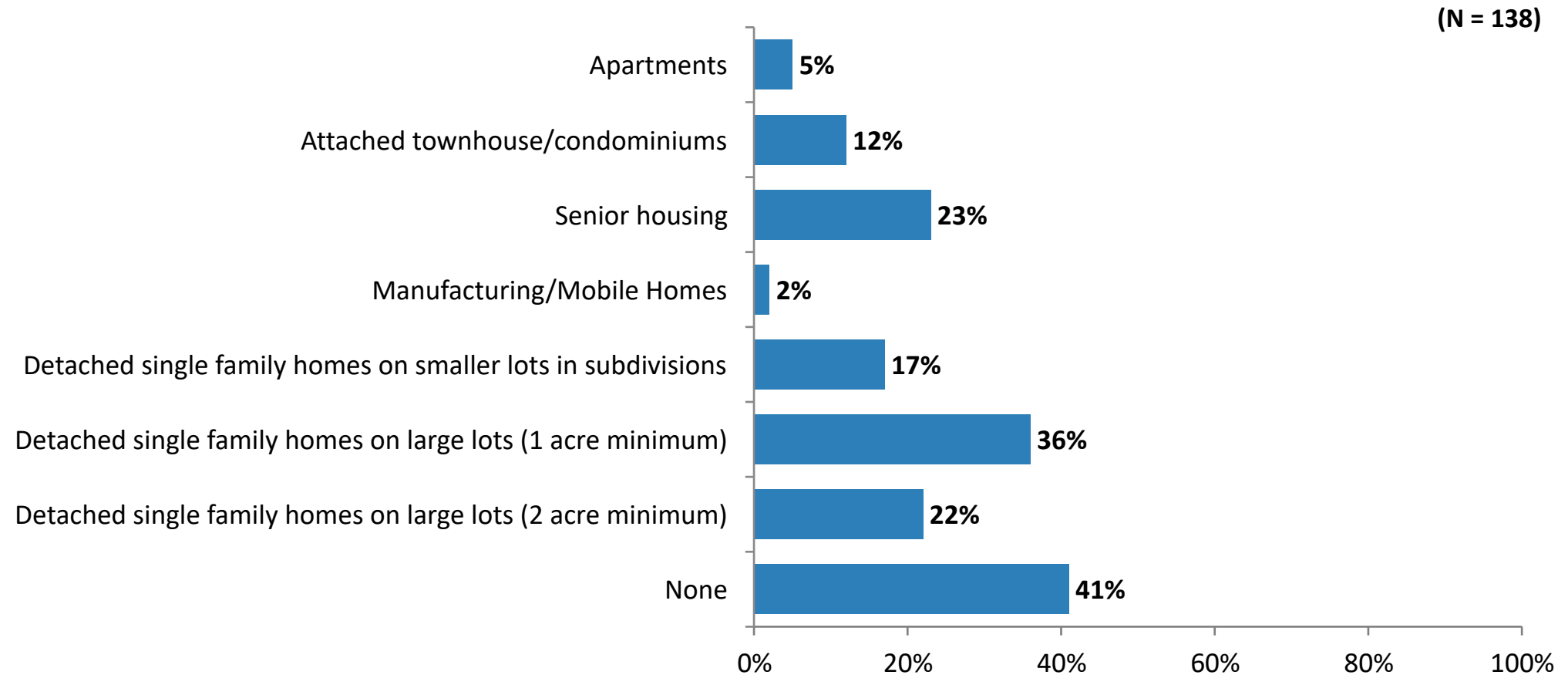
Are there any specific routes you'd like to see developed?

Response No	Answer text
6	Basic paths
11	space for them on willis road
19	Augusta commons neighborhood and Willis road around the shops and Boneheads
24	Connect to border to border trail
28	Downtown Willis and Whittaker to Lincoln Schools and to parks
39	Whittaker Rd, Willis Rd, Willow Rd, Stony Creek.
40	We need walking paths and bike lanes along Whitaker road and Willis road. People walk and bike on these roads and it is not safe. We need crosswalks across Willis so children who live in Bellemeade can safely walk to school.
44	Whittaker Road

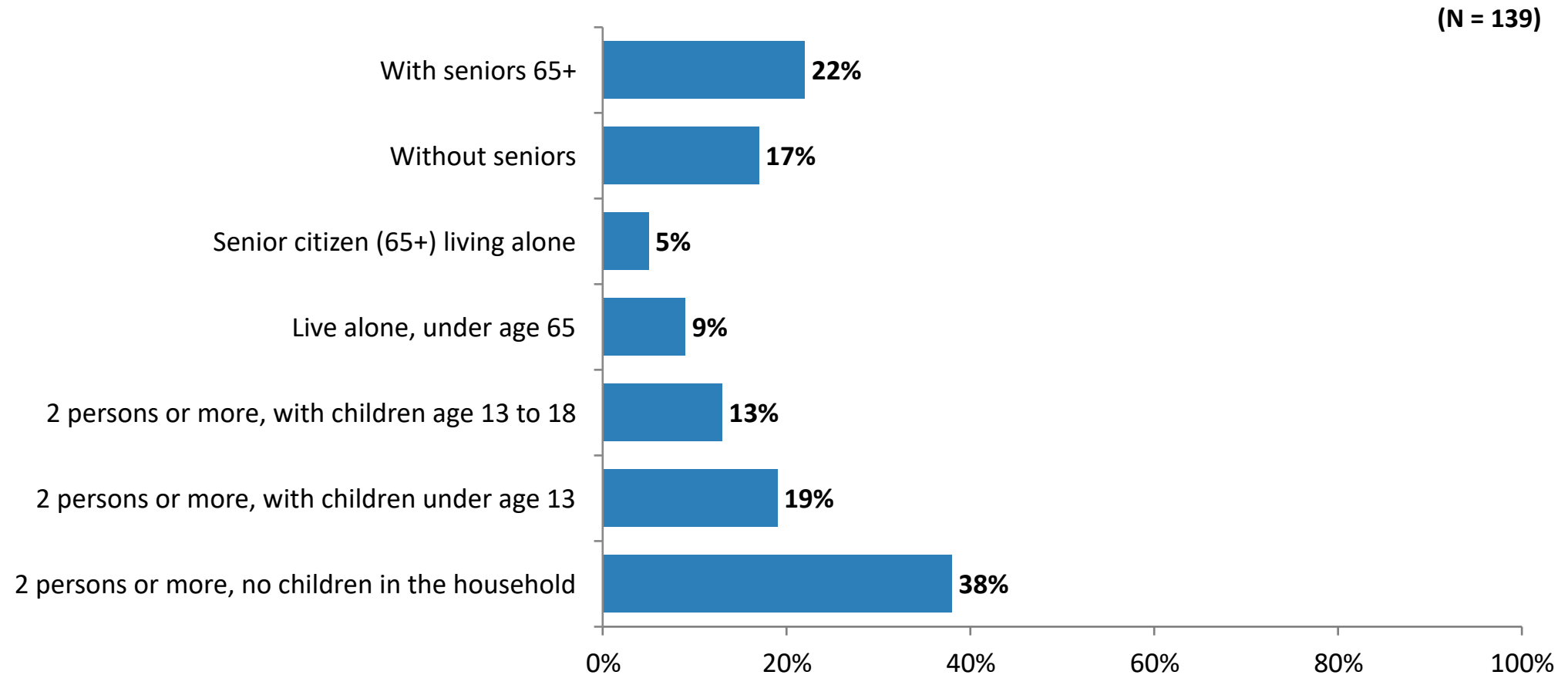
Are there any specific routes you'd like to see developed? (Continued)

Response No	Answer text
49	Whittaker Rd, Milan Oakville sidewalks and bike lanes
68	None
72	Willis rd, Bunton rd
73	Willow rd
82	Whittaker rd
93	Just having a shoulder at all would be nice. Would be good to connect w/Hewen park somehow.
113	Willis, Willow, Whittaker Rd, Rawsonville Rd Bunton Rd Talladay Rd
116	Along main roads, Willis and Whitaker roads.
122	All the proposed routes being discussed.
136	Willis Rd, Whittaker Rd, Rawsonville Rd, Stoney Creek Rd

What type of residential development could Augusta Township use more of? Choose all that apply.

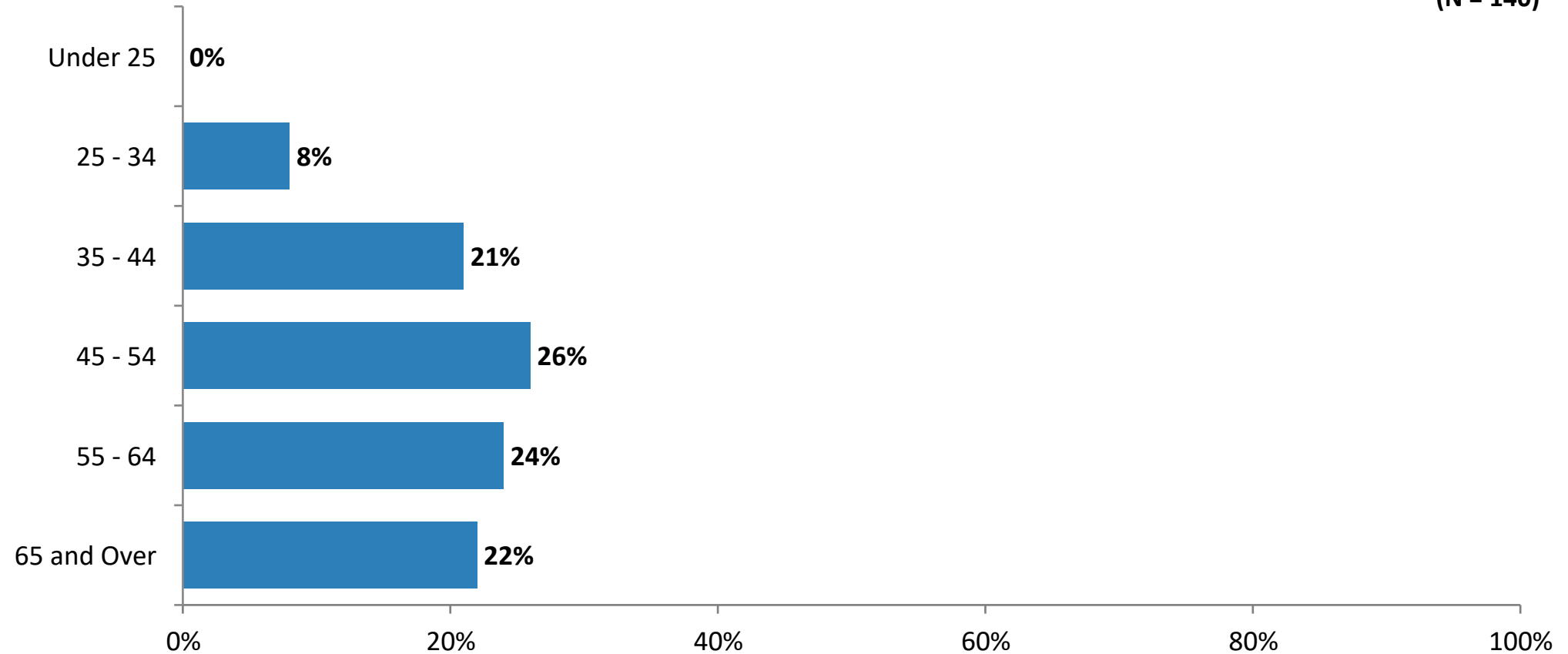


Which of the following categories best describe your household? Choose all that apply.



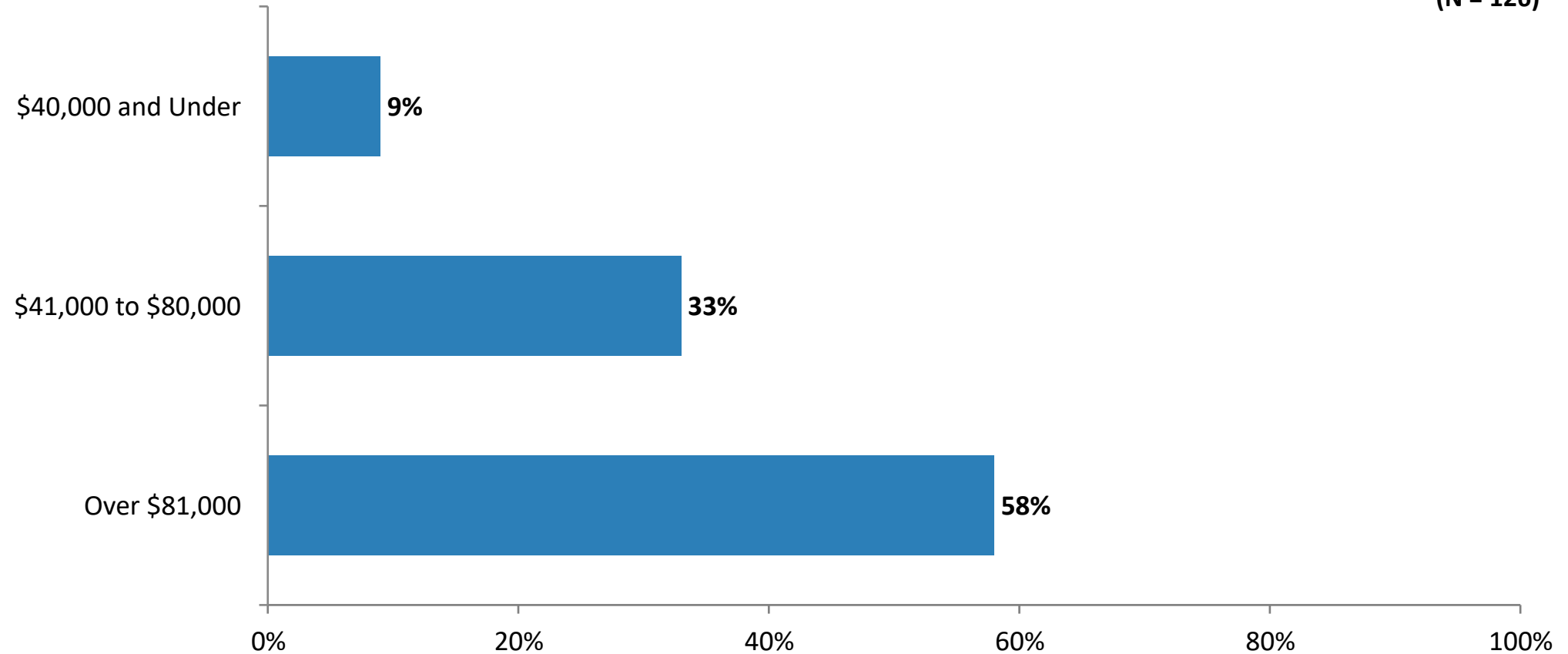
What is your age?

(N = 140)

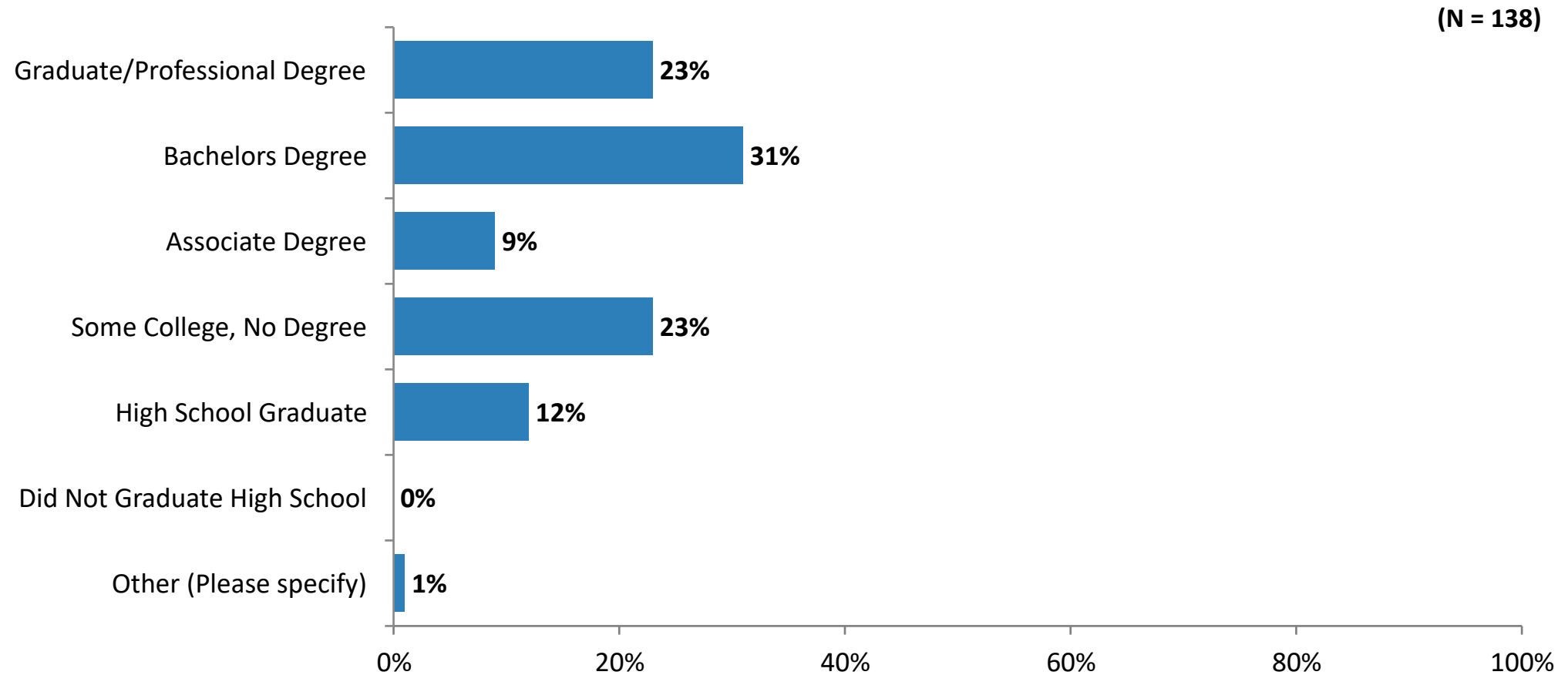


Please select your household income.

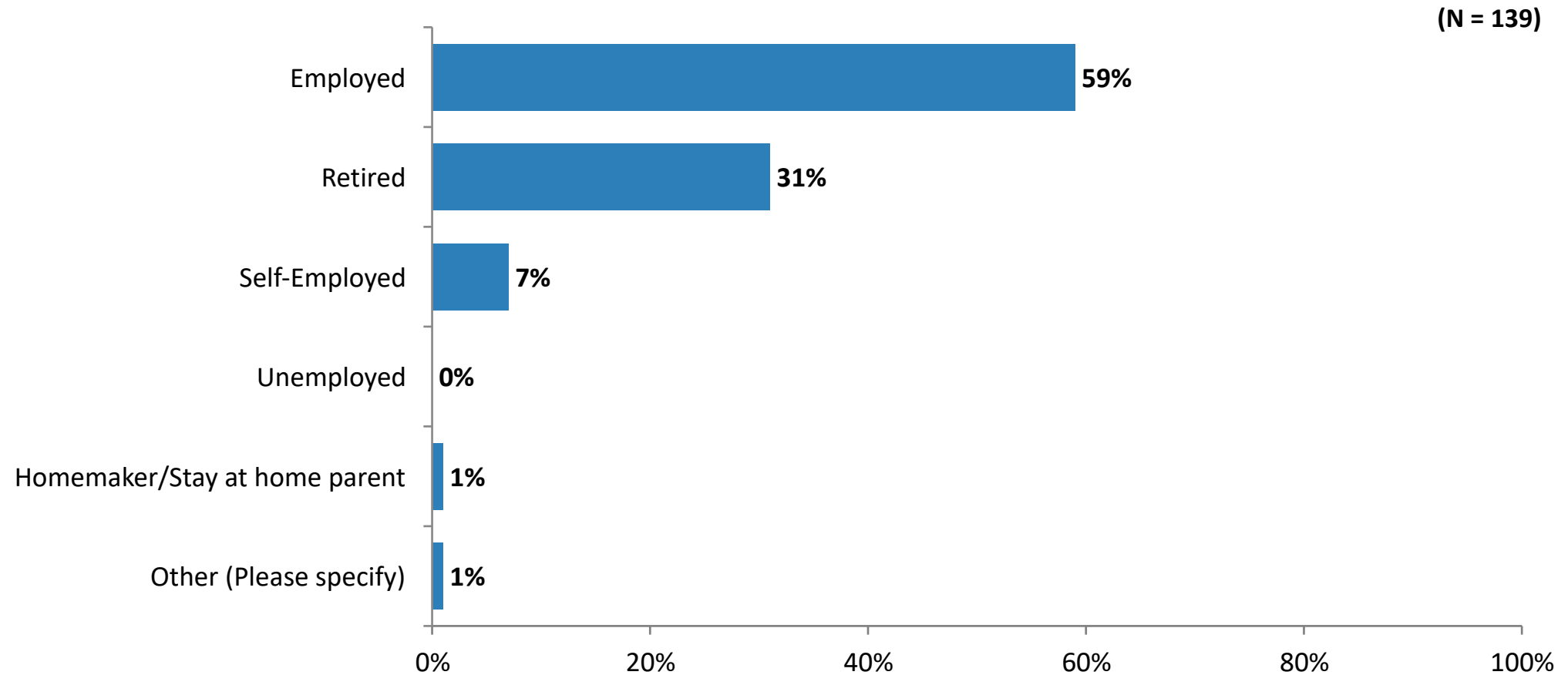
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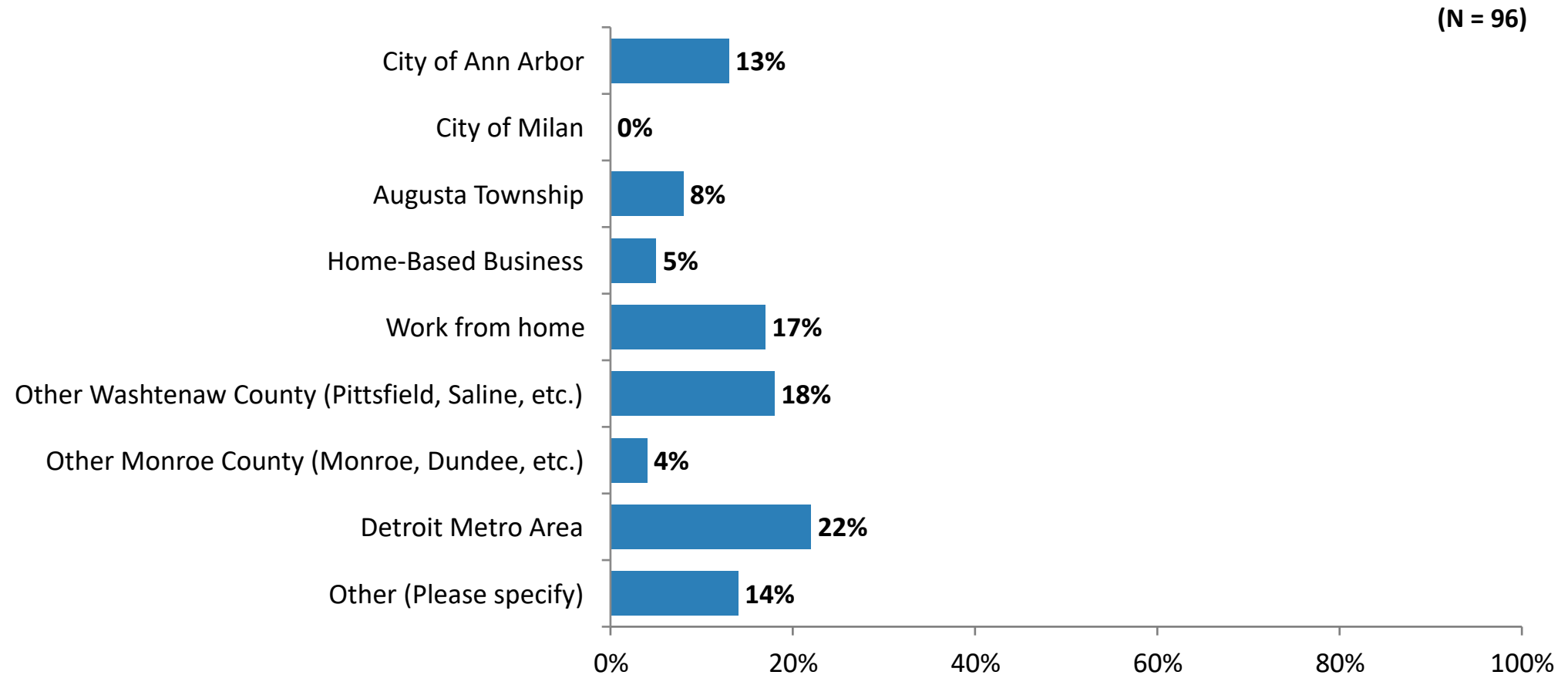
Please select your highest level of education.



What is your employment status?



If you are employed, where do you work?



Is there anything else you would like us to consider?

Response No	Answer text
1	Speed zones enforcement
6	Have more surveys and Bring back neighborhood watch
7	Large Industrial solar/wind should not be in farmland, small installations <100 acres are ok imho
8	leave things alone,,,,, and no dollar general or chinese crap stores
9	Infrastructure in Augusta Twp is way behind. No broadband access, gravel roads are terrible.
12	Go ahead and let them have the solar farm. It's clean energy I think it's good business.
13	Please be more transparent about these surveys, not everyone has Facebook/Meta.

Is there anything else you would like us to consider? (Continued)

Response No	Answer text
16	Not at this time. Thank you.
17	There is a mindset that everything needs to be like it was in 1975. We need to move forward!
21	No chain stores or restaurants. Think small.
25	Pave rest of Bunton Rd., pave Talladay between Rawsonville and Whittaker Rd
26	Would not like to see a commercial store such as Dollar Ge wrap in my backyard.
27	No Dollar Genarals!!!!
28	Please reconsider the Dollar General in Willis. It will lead to crime and over priced goods
29	Water bill, outrageous,
34	Say no to solar. Do not allow any more than what is already approved .

Is there anything else you would like us to consider? (Continued)

Response No	Answer text
35	Figure out how to pay for things without simply putting the burden on land taxes.
36	Keeping out subdivisions is very important. Keeping land AG and open is important.
37	No
38	Police
39	Efforts should be made to rehab existing vacant businesses and homes for future use.
42	There has been a lot of talk about putting in a park. NO PARK until we have police to monitor!
45	No more raises
46	Keep Augusta Rural
48	Consider both sides of a argument before making a decision on which side is for you.
50	addressing dumping.
52	Allow ongoing garage sales to produce income

Is there anything else you would like us to consider? (Continued)

Response No	Answer text
55	lower taxes and water fees
56	Water drainage issues
59	Get county to clean ditches 2x yr and not added to taxes. Some people unable to do. No board raises
61	I agree with light commercial development
62	Internet
63	Please do what's best for the township and not what might be best for certain individuals.
65	No thank you
66	Community clean up
67	Limit industrial scale solar to industrial zoned land
68	Correct the water drainage problem so it will stop flooding my basement.
69	Fix the Township! Fix the water problem! It's not the current residents fault.

Is there anything else you would like us to consider? (Continued)

Response No	Answer text
70	I think this survey was very confusing on the land use questions, industrial, sprawl and such.
74	The infrastructure of Augusta Township needs improvements and updating before other changes happen.
76	Open the township hall, treat community members with respect, & be transparent.
79	We can really use some grocery store choices that don't involve going to Belleville or Ann Arbor
80	No parks.
81	Better drainage, better maintenance on gravel roads, lower taxes, water sewer cost extremely to high
82	Cleaning all ditches
83	Better social communication

Is there anything else you would like us to consider? (Continued)

Response No	Answer text
84	County does need add'l low income housing or corporate type businesses, dollar general, etc.
86	No to Dollar General
90	I like it here because it's quiet. Has a variety of homes not boring, rural but still not far from s
91	No
92	Twp officials more honest with residents, so tired of fighting among twp leaders
97	I LOVE LIVING HERE.pLEASE KEEP II RURAL
98	Members of the township need to stop disrespecting residents online (Facebook) it's disgusting!
102	Proper financing of our tax money. The water tax is ridiculous!

Is there anything else you would like us to consider? (Continued)

Response No	Answer text
103	Water infrastructure. Internet infrastructure. Keep the township clean. Keep the township safe.
104	No Dollar General
111	Better internet and cable providers.
113	More transparency with the Augusta Twsp BOF. More dialog between residents and BOF before BOF votes
116	The development should be constrained to the Whitaker/Willis road corridors.
118	Community recycle bins every now and again. A park with walking trails.
120	No
123	Police service and enforcing code on commercial businesses in a residential area

Is there anything else you would like us to consider? (Continued)

Response No	Answer text
124	Electric utility is getting better but not great. Otherwise parks, schools, fire are my top priority
126	We have the perfect small community feeling. Not changes required.
127	Keep the taxes as low as they are!
128	I believe that most people chose to live in Augusta Township did so because of its rural character.
131	Preserve farms, active farming and open spaces. That is the reason we live in Augusta Township.
132	Limiting commercial projects to property zoned commercial or industrial

Is there anything else you would like us to consider? (Continued)

Response No	Answer text
134	I wish we had better & cheaper online options to pay our property taxes.
136	The township should focus on creating an excellent utility and transportation network.
137	We need to do something about the crime. No more low income housing.
139	Proper slope for drainage to the Stierle drain is BADLY needed to alleviate flooded yards.
140	No more solar stop the solar



PUBLIC COMMENTS

