Northfield Township Master Plan Worksheet

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| **ELEMENT** | **DESCRIPTION** | **MY MASTER PLAN** | **OBSERVATIONS & SUGGESTIONS** |
| **Conditions Section** |  |  |  |
| Natural areas and GreenInfrastructure | Include language describing themunicipality’s Green Infrastructure,including details about specificecological services provided by theseareas. Include a map. | Does not specifically mention the term Green Infrastructure, but discusses natural area corridors, and implementation section calls for developing a greenway plan | Include Green Infrastructure Network map and plan language in master plan. See attachment “AATSampleLanguage.pdf”. |
| Natural features listed andmapped | Describe the presence and importanceof the following natural features:waterways, wetlands, forests, steepslopes, groundwater recharge areas,endangered and threatened species. | Included in Background Summary. Does not specifically mention steep slopes or groundwater.  | See “AATSampleLanguage.pdf”: in Ann Arbor Township sample language |
| Impervious capacities | Inventory of existing impervioussurfaces in the municipality, describefuture/anticipated impervious surfaceincreases or decreases, with specificsand maps. | Not included.  | See “AATSampleLanguage.pdf”: in Ann Arbor Township sample language. HRWC can provide analysis for creeksheds in Northfield Township (see map) |
| Current conditions ofagriculture (for ruralgovernments) | Include language about the currentstate of agriculture in the municipality. | Included in Background Summary |  |
| Transportation | Describe existing bicycle, pedestrian,and mass transit transportationnetworks, as well as futureopportunities. | Includes non-motorized transportation plan |  |
| **Smart Growth Principles** |  |  |  |
| Create compactcommunities | Direct development toward compactareas with pre-existing infrastructure; invery rural communities these compactareas may be in nearby villages orcities. This information should bereflected in the future land use map. | Plan does this |  |
| Mix land uses | In compact areas mentioned above,designate a mixture of land uses toallow shorter distances between home,work, school, and shopping, etc. | yes |  |
| Create varied types ofhousing | Include variety of housing costs anddensities in the future land use map toaccommodate different living scenariosand encourage socio-economicallydiverse communities. | yes |  |
| Promote attractivecommunities with a strongsense of place | Conduct capital improvement plans orother planning and studies to create astrong community. | yes |  |
| Create walkableneighborhoods | Include pedestrian needs indevelopment design along withspecific plans to ensure these needsare realized. | yes |  |
| Preserve open space,farmland, and criticalnatural areas | Include goals and policies to protectnatural areas and farmland. Identifycritical areas with parcel descriptionsand maps, if available. | yes |  |
| Prioritize and incentivizedevelopment in existingbuilt areas | Designate higher intensity land useswithin sewer service areas, mass transitservices areas, etc. Provide incentivesfor developers to build in already-builtareas of the community. | yes |  |
| Promote multiple types oftransportation | Ensure developments provide safeareas for bicycles and pedestrians;direct development towards areasclose to bus routes. | yes |  |
| Promote fair, transparent,and predictabledevelopment decisions | Make sure zoning ordinances followthe master plan’s goals and policieswith a development review processthat is transparent and consistent, andthat public input is provided. This willnot be easy to evaluate until you havebecome more familiar with your localgovernment’s meetings and decision making process. | yes |  |
| Promote community andstakeholder collaboration indevelopment decisions | Hold visioning and planning sessions,and conduct surveys to includestakeholders in decision making. | yes |  |
| **Goals/Objectives Section** |  |  |  |
| Compact development | Include a statement supporting landuse patterns that provide compactdevelopment in areas with existinginfrastructure. | Many statements discuss desired pattern to separate urban and rural land uses. |  |
| Agricultural preservation | Include a statement supportingagricultural preservation. | Statements in support for agricultural preservation occur numerous times, including promoting of local agriculture and agricultural tourism. |  |
| Natural featurespreservation | Include statements supportingprotection of wetlands, slopes,groundwater recharge areas,woodlands, and waterbodies. | In Goals and Policies section.  |  |
| Open space/natural areas | Include statements supportingpreservation of natural areas and openspace. | Goals and policies for preserving open space, agriculture and natural areas in Goals and Policies section and in the Sub Areas sections. Plan has sub plan designated for Land Preservation focus. |  |
| **Policies/ Implementation Section** |  |  |  |
| Future land use map | Include mixed land uses, variedhousing types, and walkablecommunities within compactcommunities designated fordevelopment. Designate surroundingareas as Green Infrastructure, farmlandpreservation, and other low intensity,rural uses. | Map provides for mixed land use types, compact communities, open lands, and agricultural areas. |  |
| Natural features policies | Include policies the governmentintends to enact to preserve naturalfeatures. | Yes, but could enhance.  | See attachment “AATSampleLanguage.pdf” for sample language for possible language to strengthen this section. |
| Stream corridor policies | Include policies the governmentintends to enact to preserve streambuffers. | Yes, but could enhance.  | See attachment “AATSampleLanguage.pdf” for sample language for possible language to strengthen this section. |
| Green Infrastructurepolicies | Include policies the governmentintends to enact to preserve naturalareas and other elements of GreenInfrastructure. | Yes, but could enhance.  | See attachment “AATSampleLanguage.pdf” for sample language for possible language to strengthen this section. |
| Urban services district | Include policies the governmentintends to enact to create or maintainan urban services district that directsdevelopment towards areas of existingbuilt infrastructure. | Includes statements that township will not extend water and sewer beyond growth areas. |  |
| Stormwater policies | Include policies the governmentintends to enact to properly managestormwater runoff. | Includes statements promoting LID and LEED | See attachment “AATSampleLanguage.pdf” for sample language for possible language to strengthen this section. |
| Agriculture preservationpolicies | Include policies the governmentintends to enact to preserveagriculture. | Statements in support for agricultural preservation occur numerous times, including promoting of local agriculture and agricultural tourism. |  |
| Purchase/Transfer ofDevelopment Rights(P/TDR) | Include policies that incentivizecompact patterns of development. (seepage 41 for details) | **No**.  | See attachment “AATSampleLanguage.pdf”: Many communities have a PDR program with a designated millage. See example language and consider adopting similar program. Other communities are considering adopting TDR programs. See example language from Spring Lake township. |
| Other innovative land useplanning policies | Include other policies the governmentintends to explore to encouragecompact patterns of development andthe protection of green spaces. | Agricultural lot sizes are 2 acres. | To truly preserve agricultural uses, lower densities would be more conducive. |