Northfield Township Master Plan Worksheet

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| **ELEMENT** | **DESCRIPTION** | **MY MASTER PLAN** | **OBSERVATIONS & SUGGESTIONS** |
| **Conditions Section** |  |  |  |
| Natural areas and Green Infrastructure | Include language describing the municipality’s Green Infrastructure, including details about specific ecological services provided by these areas. 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 and mapped | Describe the presence and importance of the following natural features: waterways, wetlands, forests, steep slopes, 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 impervious surfaces in the municipality, describe future/anticipated impervious surface increases or decreases, with specifics and 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 of agriculture (for rural governments) | Include language about the current state of agriculture in the municipality. | Included in Background Summary |  |
| Transportation | Describe existing bicycle, pedestrian, and mass transit transportation networks, as well as future opportunities. | Includes non-motorized transportation plan |  |
| **Smart Growth Principles** |  |  |  |
| Create compact communities | Direct development toward compact areas with pre-existing infrastructure; in very rural communities these compact areas may be in nearby villages or cities. This information should be reflected in the future land use map. | Plan does this |  |
| Mix land uses | In compact areas mentioned above, designate a mixture of land uses to allow shorter distances between home, work, school, and shopping, etc. | yes |  |
| Create varied types of housing | Include variety of housing costs and densities in the future land use map to accommodate different living scenarios and encourage socio-economically diverse communities. | yes |  |
| Promote attractive communities with a strong sense of place | Conduct capital improvement plans or other planning and studies to create a strong community. | yes |  |
| Create walkable neighborhoods | Include pedestrian needs in development design along with specific plans to ensure these needs are realized. | yes |  |
| Preserve open space, farmland, and critical natural areas | Include goals and policies to protect natural areas and farmland. Identify critical areas with parcel descriptions and maps, if available. | yes |  |
| Prioritize and incentivize development in existing built areas | Designate higher intensity land uses within sewer service areas, mass transit services areas, etc. Provide incentives for developers to build in already-built areas of the community. | yes |  |
| Promote multiple types of transportation | Ensure developments provide safe areas for bicycles and pedestrians; direct development towards areas close to bus routes. | yes |  |
| Promote fair, transparent, and predictable development decisions | Make sure zoning ordinances follow the master plan’s goals and policies with a development review process that is transparent and consistent, and that public input is provided. This will not be easy to evaluate until you have become more familiar with your local government’s meetings and decision making process. | yes |  |
| Promote community and stakeholder collaboration in development decisions | Hold visioning and planning sessions, and conduct surveys to include stakeholders in decision making. | yes |  |
| **Goals/Objectives Section** |  |  |  |
| Compact development | Include a statement supporting land use patterns that provide compact development in areas with existing infrastructure. | Many statements discuss desired pattern to separate urban and rural land uses. |  |
| Agricultural preservation | Include a statement supporting agricultural preservation. | Statements in support for agricultural preservation occur numerous times, including promoting of local agriculture and agricultural tourism. |  |
| Natural features preservation | Include statements supporting protection of wetlands, slopes, groundwater recharge areas, woodlands, and waterbodies. | In Goals and Policies section. |  |
| Open space/natural areas | Include statements supporting preservation of natural areas and open space. | 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, varied housing types, and walkable communities within compact communities designated for development. Designate surrounding areas as Green Infrastructure, farmland preservation, 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 government intends to enact to preserve natural features. | Yes, but could enhance. | See attachment “AATSampleLanguage.pdf” for sample language for possible language to strengthen this section. |
| Stream corridor policies | Include policies the government intends to enact to preserve stream buffers. | Yes, but could enhance. | See attachment “AATSampleLanguage.pdf” for sample language for possible language to strengthen this section. |
| Green Infrastructure policies | Include policies the government intends to enact to preserve natural areas and other elements of Green Infrastructure. | Yes, but could enhance. | See attachment “AATSampleLanguage.pdf” for sample language for possible language to strengthen this section. |
| Urban services district | Include policies the government intends to enact to create or maintain an urban services district that directs development towards areas of existing built infrastructure. | Includes statements that township will not extend water and sewer beyond growth areas. |  |
| Stormwater policies | Include policies the government intends to enact to properly manage stormwater runoff. | Includes statements promoting LID and LEED | See attachment “AATSampleLanguage.pdf” for sample language for possible language to strengthen this section. |
| Agriculture preservation policies | Include policies the government intends to enact to preserve agriculture. | Statements in support for agricultural preservation occur numerous times, including promoting of local agriculture and agricultural tourism. |  |
| Purchase/Transfer of Development Rights (P/TDR) | Include policies that incentivize compact patterns of development. (see page 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 use planning policies | Include other policies the government intends to explore to encourage compact patterns of development and the protection of green spaces. | Agricultural lot sizes are 2 acres. | To truly preserve agricultural uses, lower densities would be more conducive. |