



**Table of Contents**

## TABLE OF CONTENTS

	Page
LAPEER TOWNSHIP	1-1
INTRODUCTION .....	1-3
Purpose of the Master Plan	
The Planning Process	
PUBLIC INPUT .....	1-4
ORGANIZATION OF THE DOCUMENT.....	1-6
RELATIONSHIP BETWEEN LAPEER TOWNSHIP PLANNING AND LAPEER COUNTY.....	1-7
G-2 CONTROLLED GROWTH SECTOR.....	1-8
DEMOGRAPHICS .....	2-1
POPULATION ANALYSIS.....	2-3
NATURAL FEATURES .....	3-1
INTRODUCTION .....	3-3
SOILS .....	3-4
SOIL ASSOCIATIONS .....	3-5
RESIDENTIAL CAPABILITIES .....	3-6
AGRICULTURAL SUITABILITY .....	3-7
HIGH YIELDING FARM SOILS FOR AGRICUTURAL PRODUCTION .....	3-8
FARMED PROPERTIES.....	3-9
WETLANDS.....	3-10
POTENTIAL WETLANDS .....	3-11
WOODLANDS .....	3-12
WOODLANDS .....	3-13

WATERSHEDS.....	3-14
WATERSHEDS.....	3-15
LAPEER TOWNSHIP'S ENVIRONMENTAL RESPONSIBILITY.....	3-16
Best Management Practices	
Mitigate Existing Impervious Surfaces	
INFILTRATION TECHNIQUES .....	3-17
Filtration Techniques	
Vegetative Buffers & Natural Conveyance	
EXISTING LAND USE .....	4-1
INTRODUCTION .....	4-3
Methodology	
LAND USE CATEGORIES .....	4-4
GENERALIZED EXISTING LAND USE.....	4-5
GENERALIZED ZONING .....	4-7
GOALS .....	5-1
GENERAL GOALS .....	5-3
LAND USE PLAN .....	6-1
PLANNING DISTRICTS .....	6-3
PLANING AREAS .....	6-4
SOUTHEAST PLANNING AREAS .....	6-5
CLARK METAMORA ROAD PLANNING AREA .....	6-6
WEST M-24 PLANNING AREA .....	6-7
CLARK ROAD PLANNING AREA.....	6-8
NORTHWEST BALDWIN PLANNING AREA.....	6-9
HIGLEY- MORRIS ROAD PLANNING AREA.....	6-10
PEPPERMILL-GREEN WOOD PLANNING AREA.....	6-11
IMLAY CITY-BOWER ROAD PLANNING AREA .....	6-12
SUB-AREA PLANS.....	7-1

## SECTION

SUB AREA PLANNING DISTRICTS.....	7-3
SUB-AREA IMLAY CITY ROAD.....	7-5
PLANNING AREA.....	7-7
M-24 .....	7-15
PLANNING AREA M-24.....	7-17
Existing Conditions	
Existing Zoning	
PLANNING ISSUES .....	7-19
FUTURE LAND USE .....	7-20
Commercial Nodes at the Intersections	
Available Commercial Acreage in Adjacent Communities	
Need for Commercial Rezonings	
RESIDENTIAL LAND USE .....	7-21
Residential Land Use Screening	
SUB-AREA WILDER ROAD INTERCHANGE .....	7-25
PLANNING SUB AREA.....	7-27
PLANNING ISSUES .....	7-28
FUTURE LAND USE .....	7-29
TYPICAL OPEN SPACE RESIDENTIAL PLAN .....	7-30
SUB-AREA 108 AGREEMENT AREA.....	7-33
PLANNING AREA.....	7-35
Existing Conditions	
108 Agreement Impacts	
ACROSS MANAGEMENT PLAN .....	7-36
Current Zoning	
Existing Land Use	
RESIDENTIAL CHARACTER PLAN.....	8-1
A CHANGING RESIDENTIAL ENVIRONMENT .....	8-2
Natural Feature (Amenity) Preservation	
Internet and Communication Accessibility	
NATURAL FEATURE AND RECREATIONAL ASSETS.....	8-3
SINGLE FAMILY RESIDENTIAL DENSITES.....	8-5

AGRICULTURAL-RESIDENTIAL.....	8-6
SINGLE FAMILY RESIDENTIAL-MEDIUM.....	8-7
SINGLE FAMILY RESIDENTIAL-HIGH .....	8-8
COMMERCIAL CHARACTER PLAN.....	9-1
A CHANGING COMMERCIAL AND INDUSTRIAL ENVIRONMENT.....	9-3
OLD/NEW ECONOMY .....	9-4
NONRESIDENTIAL USES.....	9-6
DESIGN GUIDELINES .....	9-7
DESIGN ELEMENTS.....	9-8
COMMUNITY FACILITIES.....	10-1
FACILITES.....	10-3
Township Hall	
Park Development	
Township Hall	
Maple Grove Road	
Park Acquisition	
TOWNSHIP HALL PARK PLAN.....	10-5
PATHWAYS.....	10-6
Sewer and Water	
Natural Feature and Pathways .....	10-7
LAPEER BOUNDARY ADJUSTMENT-108 AGREEMENT AREA .....	10-8
POLICE AND FIRE .....	10-9
Police Services	
Fire Services	
Schools	
THOROUGHFARE PLAN.....	11-1
INTENT.....	11-3
Traffic Counts	
ROAD RIGHT OF WAYS .....	11-4
Freeway	
Regional	
Major Thoroughfare	

## SECTION

TRAFFIC COUNTS .....	11-5
PLANNED ROAD RIGHTS OF WAY .....	11-6
THOROUGHFARE PLAN .....	11-7
Introduction-General Roadway Perception	
Roadway Safety	
Preservation and Maintenance of Current Gravel Roadways	
Additional Roadway Paving	
THOROUGHFARE PROJECTS .....	11-10
ACCESS MANAGEMENT .....	11-11
The M-24 Corridor Access Management Plan	
NONRESIDENTIAL ACCESS MANAGEMENT .....	11-12
RESIDENTIAL ACCESS MANAGEMENT .....	11-13
PATHWAYS.....	11-14
NATURAL FEATURE AND PATHWAYS .....	11-15
ZONING AND IMPLEMENTATION PLAN.....	12-1
INTRODUCTION .....	12-3
Implementation Tools	
Zoning Ordinance Amendments	
Coordination with the City Plans	
SUBDIVISION AND CONDOMINIUM REGULATIONS .....	12-4
Site Plan, Special Land Use, Planned Development, and Rezoning Approval	
Capitol Improvement Plans	
Re-Evaluation and Adjustment of the Plan	
LAND USE .....	12-5
COMMUNITY FACILITIES PLAN .....	12-6
THOROUGHFARE PLAN .....	12-7
ZONING PLAN .....	12-8
The Master Land Use Plan	
The Zoning Ordinance	
The Correlation	
Implementation	
MASTER PLAN DESIGNATION	

# SECTION