

# AUGUSTA TOWNSHIP

2015

MASTER PLAN



# ACKNOWLEDGEMENTS

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*Adopted by the Planning Commission on July 15, 2015*

*Adopted by the Township Board on August 1, 2015*

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# INTRODUCTION

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## 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 those 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.

In summation, 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 December 14, 2004 and amended in 2007. Because communities are constantly changing, the information contained in a plan becomes outdated in time. As the conditions change, so do opportunities and expectations for 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 next page.

**Figure 1. – Planning Process**



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# COMMUNITY PROFILE

## LOCATION + REGIONAL SETTING

Augusta Charter Township is located in the southeastern corner of Washtenaw County, adjacent to Wayne County to the east and Monroe County to the south. The Township is comprised of an entire geographic township, totaling approximately 36 square miles, and is immediately adjacent to Ypsilanti Township to the north, York Township to the west, Sumpter Township (Wayne County) to the east, and London Township (Monroe County) to the south. The City of Milan is the nearest incorporated municipality less than one mile southwest of the Township.



## COUNTY PLANNING INITIATIVES

### *2004 WASHTENAW COUNTY COMPREHENSIVE PLAN*

The 2004 Comprehensive Plan for Washtenaw County recommends a development pattern for Augusta Township described as follows:

- Maintaining the economic viability of farms through an aggressive program of developing new markets for locally grown food products, sustaining supporting infrastructure, and promoting public policy in families of farms.
- Appropriate level of rural residential development that does not overburden the rural road network and is sensitive to rural character in location and design.
- Local governments finding new ways to work together, forming Urban Service Districts to promote infill development, regional open space systems, and public services through revenue sharing arrangements.
- Unique historic resources remain a visible part of our heritage including one-room schoolhouses, centennial farms and champion trees.

### *WASHTENAW AREA TRANSPORTATION STUDY – 2040 LONG RANGE PLAN*

The Washtenaw Area Transportation Study is a regional transportation planning agency who works collaboratively with the Southeast Michigan Council of Governments (SEMCOG), the Michigan Department of Transportation (MDOT) and the United States Department of Transportation (USDOT) to set local transportation policy and prioritize improvements for Washtenaw County. The WATS Long Range plan is a component of SEMCOG's Regional 2040 Plan.

The 2040 Long Range Plan includes road and bridge improvements, as well as non-motorized and transit improvements.

## NEIGHBORING COMMUNITIES

Augusta Township is located at the southeastern corner of Washtenaw County bordering eight (8) Township's and two (2) counties, (Monroe and Wayne). While the Township's generally share similar goals regarding maintaining rural character and preserving farmland, the development activities and planning policies in these communities can influence Augusta Township's future

character. Figure 3 illustrates the different planned uses for the immediate area surrounding Augusta Township.

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

- \* Pittsfield Township – The southeast corner of Pittsfield Township which directly abuts Augusta Township is planned for Open Space/Conservation.
- \* Ypsilanti Township – Ypsilanti Township borders Augusta Township to the north, and is primarily planned for low density residential development. However, there are two (2) areas of Institutional/Public/Quasi-Public and a small commercial area planned to border Augusta Township to the northwest, and commercial and industrial areas in the southeast corner of Ypsilanti Township along Rawsonville Road.
- \* Van Buren Township – The southwest corner of Van Buren Township borders Augusta and is planned for future commercial and industrial development.
- \* York Township – The western border of Augusta Township is shared with York Township. Along its eastern border, York Township is planned primarily to remain Agricultural/Rural Residential with the exception of two (2) small areas planned for Open Space/Conservation, and the southeast corner which is planned for future industrial development.
- \* Sumpter Township – Sumpter Township borders Augusta Township to the east in Wayne County. The border shared between the two is primarily planned to remain Agricultural/Rural Residential with the exception of the northwest corner of Sumpter Township which is planned for future Industrial and Commercial uses.
- \* Milan Township - Milan Township borders the southwestern corner of Augusta Township (Monroe County). The northeast corner of Milan Township is planned for Low Density Residential and Commercial uses adjacent to Augusta Township.
- \* London Township – London Township is located directly south of Augusta Township in Monroe County. London Township is predominately planned

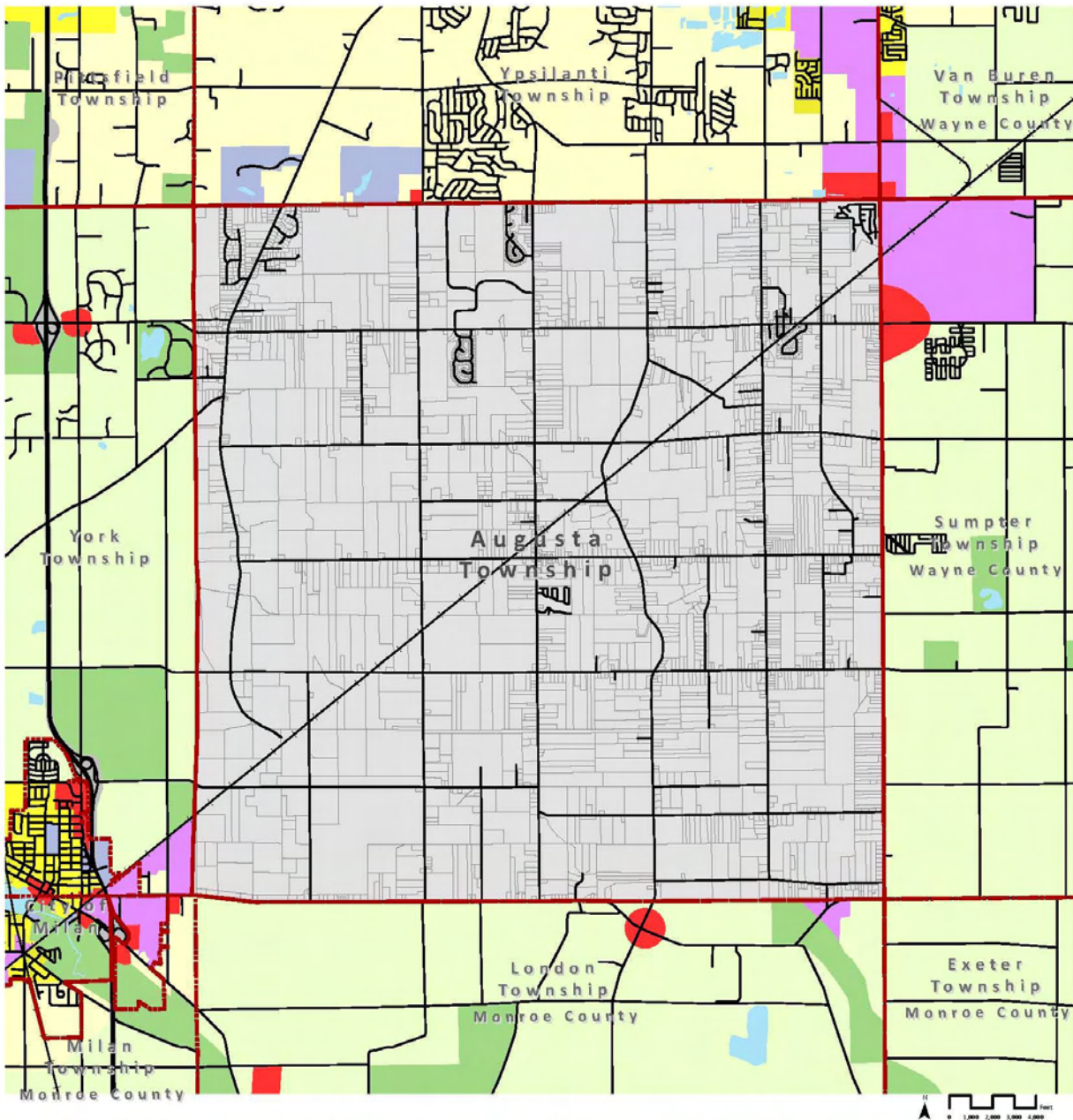
for Agricultural/Rural Residential uses along its northern border with the exception of a pocket of Commercial at the intersection of Milan-Oakville and Tuttlehill. In addition, both Open Space/Conservation and Industrial uses are planned in the northeast corner of London Township.

- \* Exeter Township - The northwest corner of Exeter Township (Monroe County) bordering Augusta Township is planned to remain Agricultural/Rural Residential.

Figure 3 (on the following page) 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 3. – Generalized Future Land Use of Surrounding Townships**



**NEIGHBORING COMMUNITY FUTURE LAND USE PLANS**

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> Agricultural/Rural Residential     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Office                               |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> Low Density Residential            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #cfe2f3; border: 1px solid black; margin-right: 5px;"></span> Institutional/Public/Quasi Public    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> Medium Density Residential         | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Industrial                           |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> High Density Residential           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9d2e9; border: 1px solid black; margin-right: 5px;"></span> Transportation/Communication/Utility |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Commercial                         | <span style="display: inline-block; width: 15px; height: 15px; background-color: #c7e9c0; border: 1px solid black; margin-right: 5px;"></span> Open Space/Conservation              |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Commercial/Mixed Use               | <span style="display: inline-block; width: 15px; height: 15px; background-color: #a6c9ec; border: 1px solid black; margin-right: 5px;"></span> Water                                |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4f81bd; border: 1px solid black; margin-right: 5px;"></span> Planned Unit Development/Other Use |   |

## BACKGROUND STUDIES

### POPULATION

For the last 20 years, Augusta Township has demonstrated an increase in population. The population increased 9.0% between 1990 and 2000, and 40.1% between 2000 and 2010 to 6,745 persons (due to manufactured housing park development). Augusta's rate of growth was not shared in the adjacent communities. However, both York and Ypsilanti Township have experienced a steady rate of growth in the last 20 years. While the Washtenaw County communities experienced growth, London Township (to the south in Monroe County) maintained their current population, and in Sumpter Township (to the east in Wayne County) a considerable decrease in population occurred over the same time period.

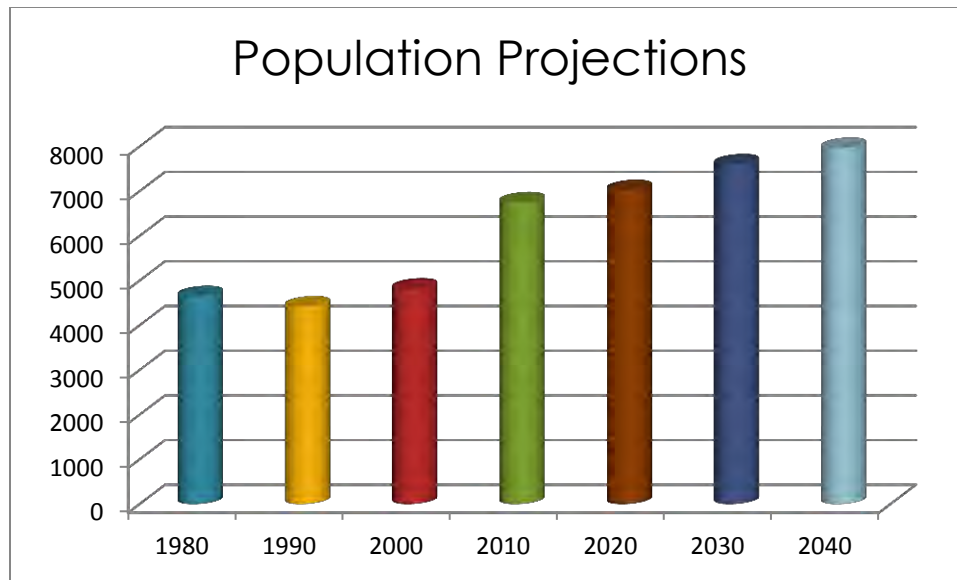
**Table 1.** – Population Comparison

	1990	2000	Change		2010	Change	
			#	%		#	%
<b>Augusta Township</b>	<b>4,415</b>	<b>4,813</b>	<b>398</b>	<b>9.0%</b>	<b>6,745</b>	<b>1,932</b>	<b>40.1%</b>
York Township	6,225	7,392	1,167	18.7%	8,708	1,316	17.8%
Ypsilanti Township	45,335	49,182	3,847	8.5%	53,362	4,180	8.5%
Washtenaw County	282,934	322,895	39,961	14.1%	344,791	21,896	6.8%
London Township (Monroe Co.)	2,915	3,024	109	3.7%	3,048	24	0.8%
Sumpter Township (Wayne Co.)	10,891	11,856	965	0.9%	9,549	-2,307	-19.5%

Source: SEMCOG Community Profile, June 2013

In 2012, the Southeast Michigan Council of Governments (SEMCOG) prepared its 2040 Population Forecast. This forecast incorporates data from the 2010 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 4 on the following page, SEMCOG predicts that Augusta will continue a steady rate of growth through 2040 to nearly 8,000 persons.

**Figure 4.** – *Population Projections*

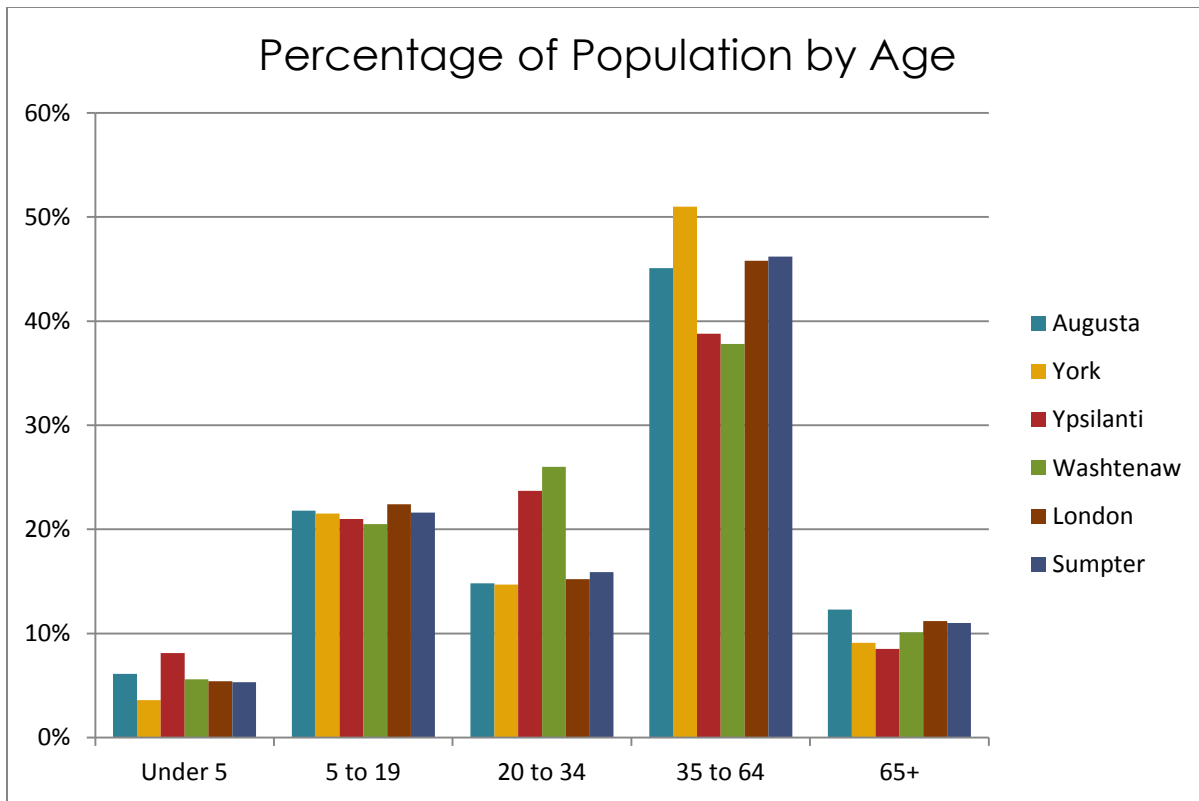


Source: SEMCOG Community Profile, June 2013

### AGE

The median age in Augusta Township was reported by the 2010 Census as 40.3, which is a 3.1% increase from the reported 39.1 in 2000, and a 16.5% increase from 34.6 in 1990. Figure 5 on the following page, 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 64 age category – mainly 40%-50%, and are fairly equally distributed in terms of age.

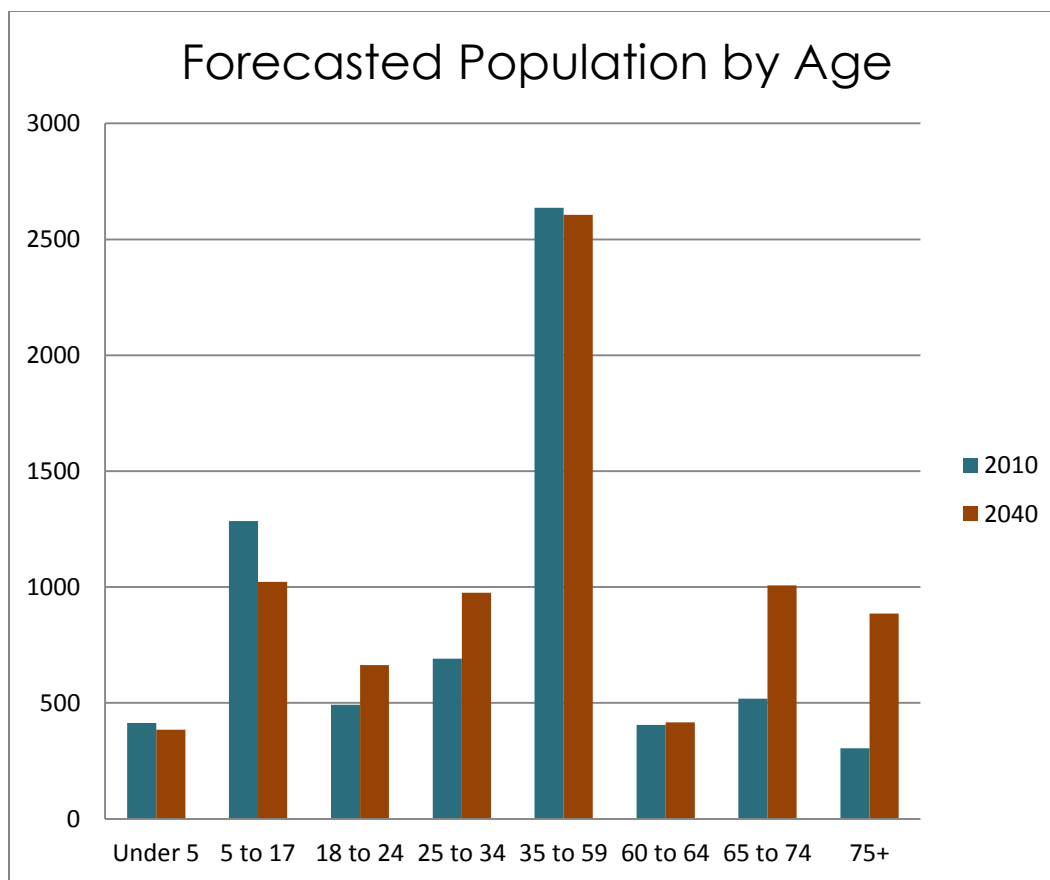
**Figure 5. – Percentage of Population by Age**



Source: SEMCOG Community Profile, June 2013

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 30 years. Figure 6 on the following page demonstrates the projected shifts in the population by age. The younger age groups (under 5 and 5-17) will decrease along with the 35-59 category. All other age groups represent an increase, with significant growth in both the 65-74 and 75+ age groups.

**Figure 6.** – Forecasted Population by Age

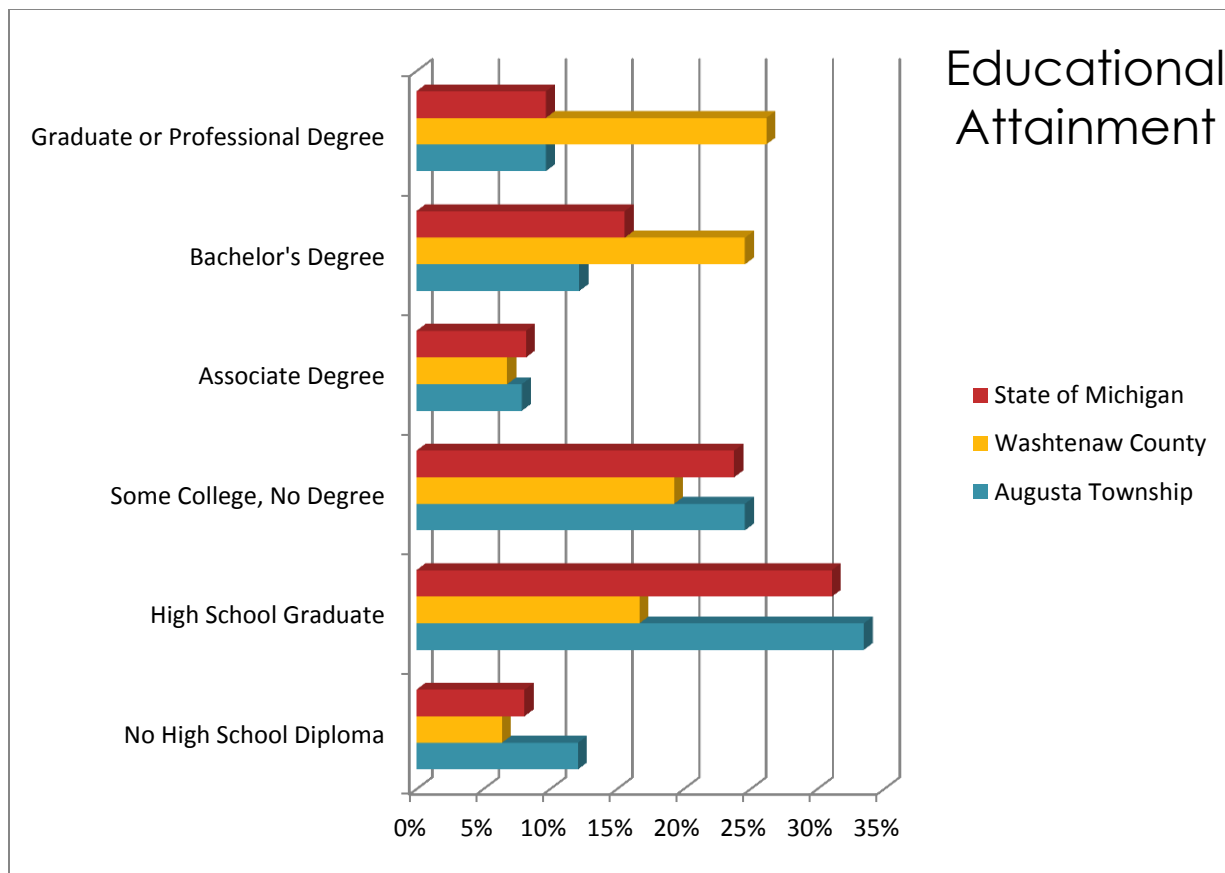


Source: SEMCOG Community Profile, June 2013

## EDUCATION

Figure 7 illustrates a comparison of the educational attainment of individuals age 25 and older in Augusta Township, Washtenaw County, and State of Michigan. The number of individuals not graduating from high school in Augusta Township decreased to 12.1% in 2010, from the 16% documented in 2000. Fewer residents have received Bachelor's degree than the state average; however, those whom have received Graduate or Professional degrees was the same as the state average - 9.7%.

**Figure 7. – Educational Attainment**



Sources: SEMCOG Community Profile, June 2013 and 2010 US Census

## ECONOMIC CHARACTERISTICS

### LABOR FORCE

In 2000, the Michigan Department of Career Development reported Augusta Township's labor force had reached a total of 2,700 individuals, up approximately 14% from 1990. Unemployment declined to a low of 1.4% in 2000, and has been increasing gradually in subsequent years due to the economic downturn. Since 2005, the unemployment rate in Augusta Township has ranged from 3.7% in October 2005 to 9.9% in June 2009. The unemployment rate as of March 2013 is 5.1% ([www.homefacts.com](http://www.homefacts.com)). The *2007-2011 American Community Survey* reports that the Township's workforce has grown to 3,196 an increase of 496 people in the last decade.

## EMPLOYMENT

Table 2 below demonstrates the breakdown of the employment of Augusta residents by occupation as reported in the 2000 Census and the 2007-2011 American Community Survey. While sales and office and production, transportation and material moving occupations decreased slightly, all other categories demonstrated increases since 2000. Service occupations increased the most over the last decade up 55.6% from 2000.

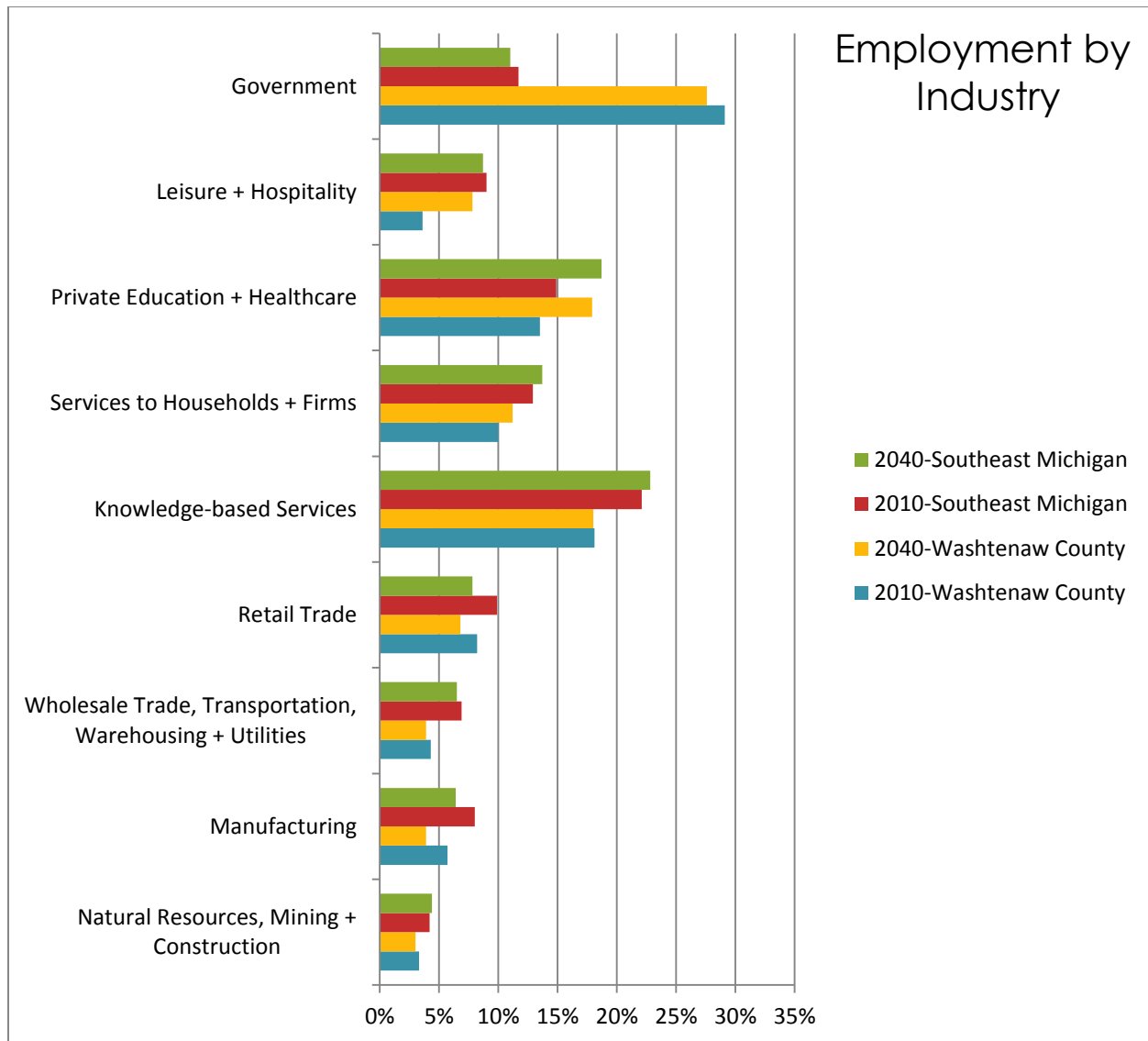
**Table 2.** – *Employment by Occupation*

	2000	2010	Change	
			#	%
Management, professional, and related occupations	725	998	273	37.7%
Service occupations	293	456	163	55.6%
Sales and office occupations	572	570	-2	0.3%
Natural resources, construction and maintenance occupations	300	355	55	18.3%
Production, transportation, and material moving occupations	511	438	-73	-14.3%

Source: 2000 US Census and 2007-2011 American Community Survey

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 2010 Census information and 2040 SEMCOG projections see Figure 8 on the following page.

**Figure 8.** – *Employment by Industry*



Source: SEMCOG Community Profiles

**INCOME + POVERTY**

Median household income in Augusta Township was \$67,107 in 2010, and the per capita income was \$27,314. As in 2000, the 2010 per capita income in Augusta Township was similar to that of Washtenaw County as a whole. In contrast, the Township's household income is substantially higher than that of Washtenaw County (\$59,065).

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 3 on the following page demonstrates.



**Table 3. – Poverty Level Comparison**

	Persons in Poverty 2010	Households in Poverty 2010
<b>Augusta Township</b>	6.1%	4.3%
Washtenaw County	13.7%	13.1%
Southeast Michigan	14.3%	13.0%

Source: SEMCOG Community Profiles

## HOUSEHOLDS + HOUSING CHARACTERISTICS

### HOUSEHOLDS

The number of households has increased to 2,433 in 2010; this represents a 40.1% increase from 2000 (1,728 households – due to manufactured housing park development). Seventy-seven percent (77%) 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 remained at 2.77 persons (2000 and 2010); however, the average family size increased slightly from 3.09 persons in 2000 to 3.12 persons in 2010. See Table 4 below depicting Household Demographics.

**Table 4 – Household Demographics**

	Augusta Township	
	2000	2010
Number of Households	1,728	2,433
Percent Family Households	80.1%	77.0%
Percent Non-Family Households	19.9%	23.0%
Average Household Size	2.77	2.77
Average Family Size	3.09	3.12

Source: 2000 and 2010 U.S. Census

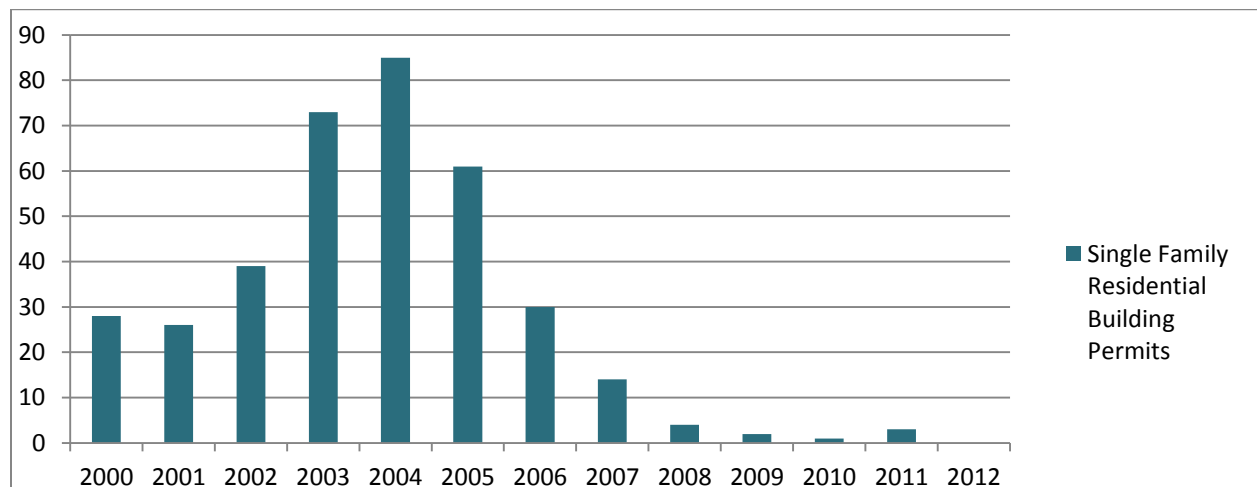
## HOUSING TENURE

As in previous years, the tenure of householders in Augusta Township is primarily owner-occupied (84%); however, this is a decrease from 2000 when 88.2% were owner-occupied. Renter-occupied units comprised 9% of the total, and vacant units accounted for the remaining 7%. Rental housing units make up only a small percentage of the housing tenure of the Township; however, the number of available rental units increased 56% between 2000 and 2010.

## NEW SINGLE FAMILY RESIDENTIAL DEVELOPMENT

From 2000 to 2012, 365 new single-family residential homes had applied for building permits. The housing boom peaked in 2004 with 85 permits and declined to 14 permits by 2007. Figure 9 below demonstrates Residential Building Permits in Augusta Township from 2000 to 2012.

**Figure 9** – New Single-Family Residential Building Permits, 2000 – 2012



Source: SEMCOG Residential Building Permits, 2013

The Township saw both a dramatic increase and decline in development activity in the last decade. Approximately, 1,300 stick-built and manufactured housing units were approved for construction since the late nineties. However, due to the decline in the economy a number of those developments approvals have expired, and will not be constructed.

## HOUSING COST

Table 5 below demonstrates the decline of housing value from 2000 to 2010. In 2000, the median housing value (in 2010 dollars) was \$217,575 decreasing 7.8% to a value of \$200,600 in 2010. Meanwhile, median gross rent increased 58.2% from \$781 (in 2010 dollars) in 2000 to \$1,236 in 2010. 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 5 – Housing Value (in 2010 dollars)**

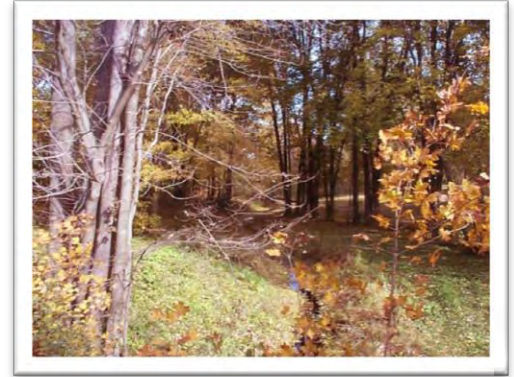
	Augusta Township		% Change
	2000	2010	
Median Housing Value	\$217,575	\$200,600	-7.8%
Median Gross Rent	\$781	\$1,236	58.2%

Source: SEMCOG Community Profile, June 2013

## NATURAL RESOURCES

### *TOPOGRAPHY AND 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, while 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 10, Natural Features). In fact, Augusta Township contains a large proportion of Washtenaw County's drains, relative to other Township's in the County. Low lying or poorly drained areas are found throughout the Township, and the presence of clay soils in certain areas of the Township (which limit percolation) often exacerbate these drainage problems.

### *FLOODPLAINS*

Portions of Paint 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 10, Natural Features.

### *GROUNDWATER*

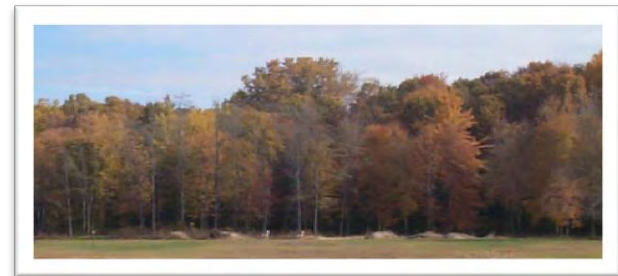
The Township is underlain by a geological formation known as a ground moraine which consists of soil fragments deposited as the glaciers – which once covered this area – retreated. These formations are fairly porous and often contain large amounts of groundwater. These groundwater deposits, called aquifers,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

The general location of groundwater recharge areas is shown on Figure 10, 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 specific 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, etc., and should thus be preserved wherever possible.

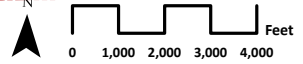
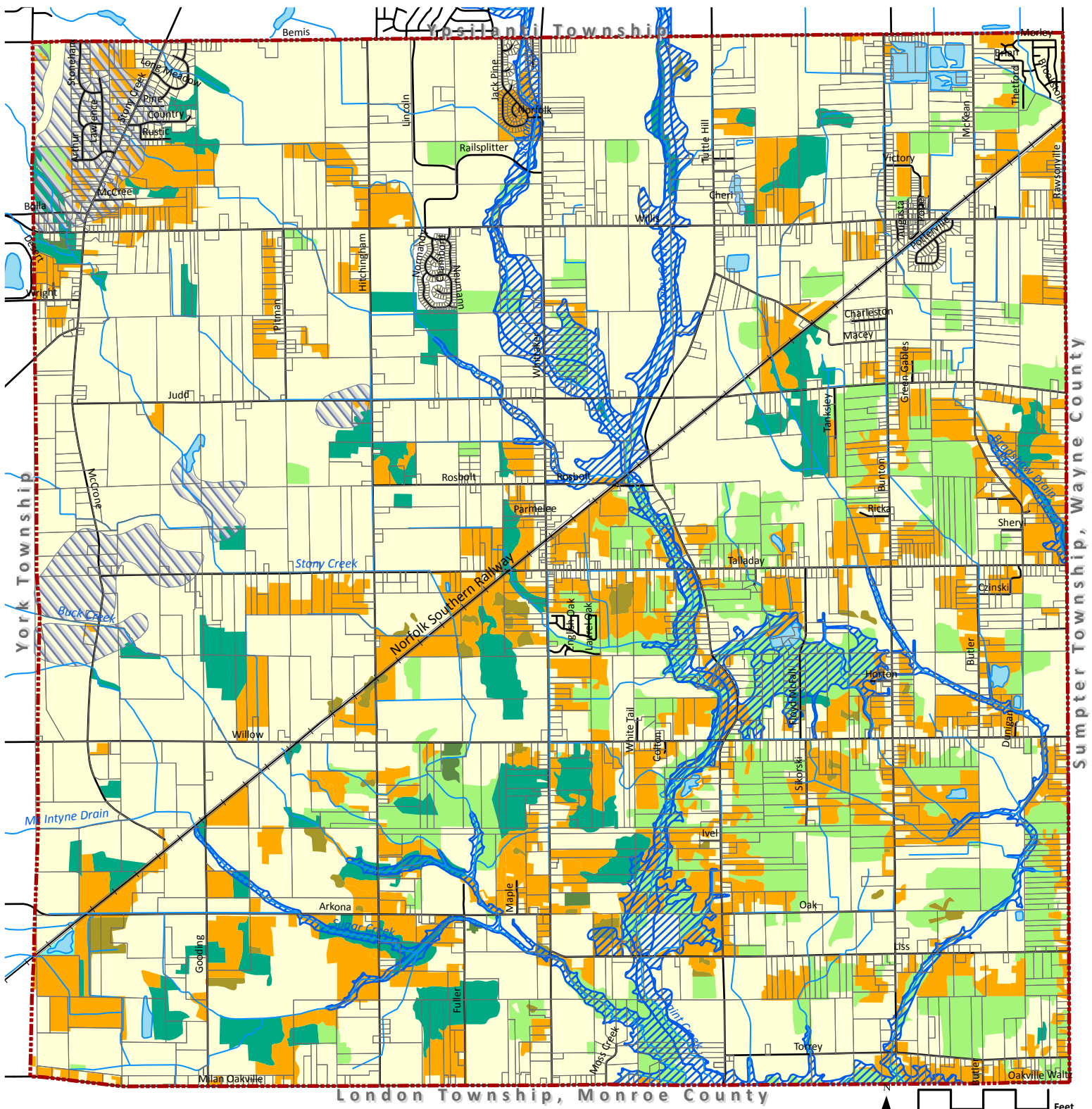
Figure 10, Natural Features demonstrates the scattered areas of wetlands throughout the Township. These areas are primarily associated with adjacent or nearby streams or drains. As the map depicts, there are a variety of wetland types found in Augusta Township, such as wooded wetlands, scrub/shrub wetlands, and wetlands.



### WOODLANDS

Much of the southeastern portion of the Township is considered Hardwood Forest and Herbaceous/Shrub Land (see Figure 10, Natural Features). A small area of Coniferous Forest is found south of Willow Road between Hitchingham and Whittaker. 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.



**Figure 10**  
**NATURAL FEATURES**

- Coniferous Forest
- Hardwood Forest
- Herbaceous/Shrub Land
- Wooded Wetland
- Shrub/Scrub Wetland
- Wetland
- Groundwater Recharge Areas
- Floodplain
- Streams & Creeks

## 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 only Township Fire Station is located at the intersection of Whittaker and Talladay Roads, adjacent to the current Township Hall, and a second station in Sumpter Township. No contracted police protection is currently provided by the Township.



### *UTILITIES*

Households in the Township are split between being served by on-site (well and septic) and centralized (municipal) water and sewage systems. 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 11, Community Facilities.

#### Sanitary Sewer Service

The existing sewage collection system is approximately 48 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, 12-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. The largest pump

station currently 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.

### 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 is currently supplied 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 in the water service system and created a loop that benefits water pressure and provides redundancy in the case of an emergency.

### Potential Natural Gas Transmission Line (NEXUS)

The NEXUS Gas Transmission Project (NEXUS) is a natural gas pipeline system proposed to provide additional pipeline transportation infrastructure in the upper U.S. Midwest and eastern Canadian regions to support growing demand for clean burning natural gas. The proposed NEXUS path (Figure 12) will utilize both existing and expansion capacity on the DTE Gas transportation system and the Vector Pipeline System.

### *SCHOOLS*

Augusta Township is serviced by two (2) school districts – the Lincoln Consolidated School District serves the majority of the Township, with the Milan School District servicing the southeastern 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, and four (4) elementary schools. There are currently no private or charter schools in Augusta Township.





## PARKS + RECREATION

### Township Parks

Augusta Township does not currently own or operate any parks or recreational programs. As the Township continues to grow, residents may demand the provision of additional recreational facilities beyond that which can be accommodated via individual neighborhood 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.

### County Parks

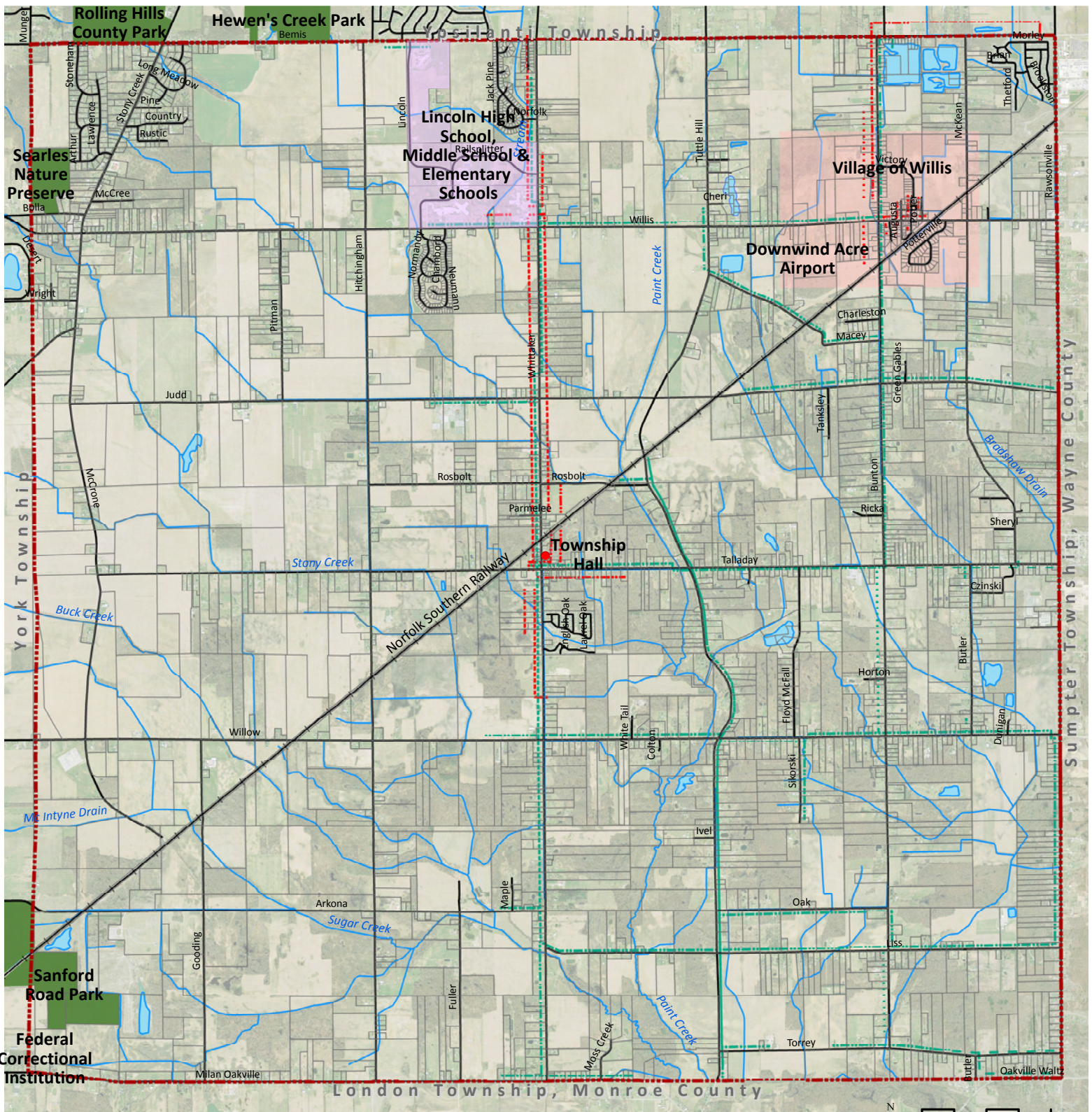
The Washtenaw County Department of Parks and Recreation operates a number of park facilities throughout the County. While none of these are located within the Township boundaries, the Rolling Hills County Park is located immediately to the north in Ypsilanti Township. Rolling Hills provides summer and winter recreational opportunities, with nature trails (cross-country ski trails in winter), a sledding hill, a 9-hole disc golf course, pavilion rentals, a fishing pond, children's play areas, volleyball courts, pick-up game areas and a seasonal water park.

### State Parks

There are no State Parks within Augusta Township. The nearest State Parks are as follows: 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' Community Education Department provides recreation opportunities for area children and senior through their Youth Summer Program and the Lincoln Senior Center. The Summer Program offers arts and crafts, athletics and other instruction, as well as field trips. The Senior Center is open year round to anyone 55 years and older. The Center features discounted meals for seniors, as well as health services, workshops, informative classes, fitness classes, ceramics, trips and more.



**Figure 11**  
**COMMUNITY FACILITIES**

- Lincoln Consolidated Schools
- Parks and Nature Preserves
- Village of Willis
- Sanitary Sewer
- Water Main

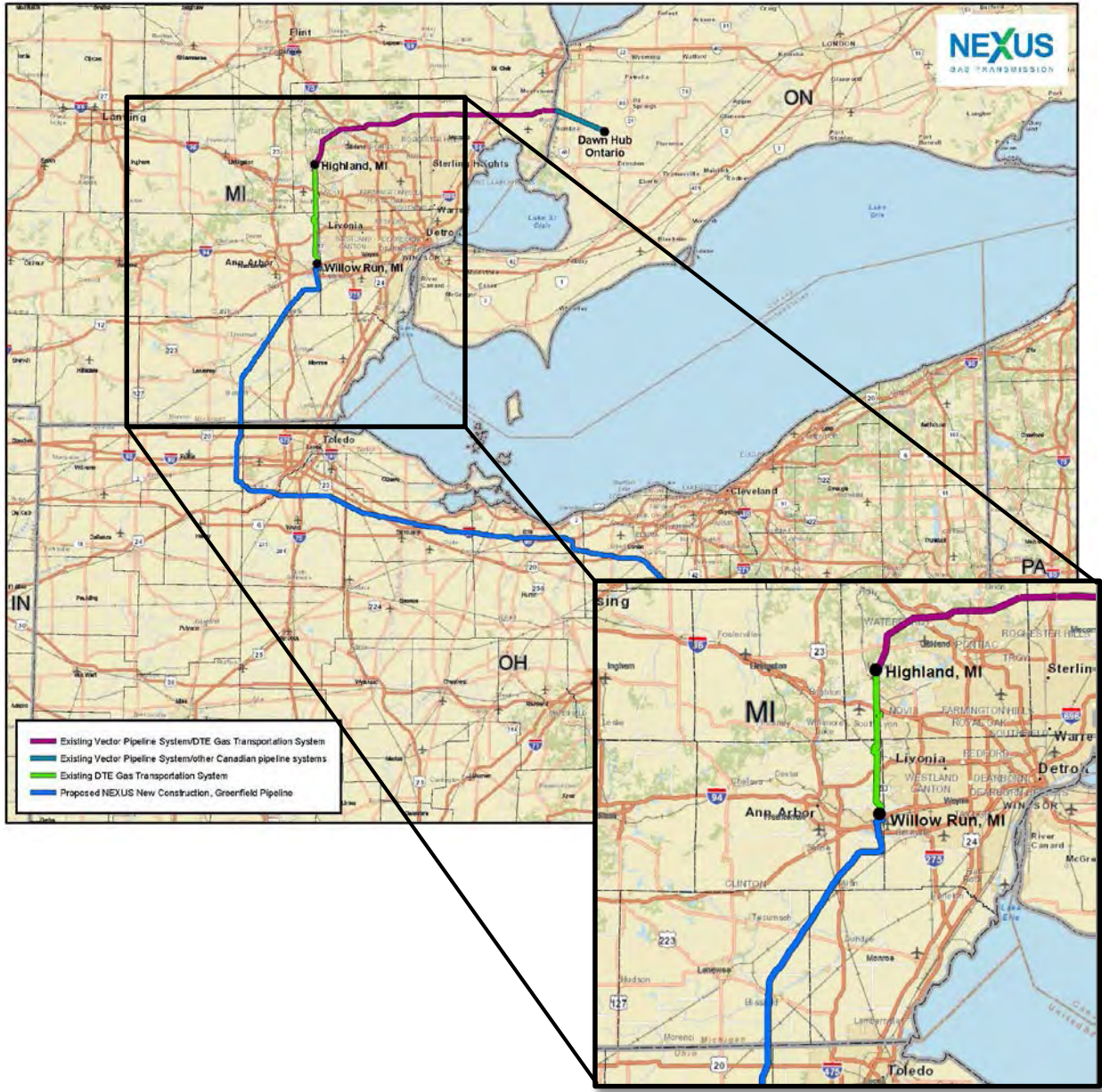


Figure 12

# PROPOSED NEXUS PIPELINE

Source: NEXUS

## CIRCULATION + TRAFFIC

### ROAD NETWORK

Augusta Township is linked to the region by I-94, which runs east and west, passes Augusta Township approximately four (4) miles to the north in Ypsilanti Township. A limited stretch of US-12 (a limited access highway), 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 gained via Rawsonville Road to the north, or by heading north along US-23 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 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 13 – Functional Road Classification**

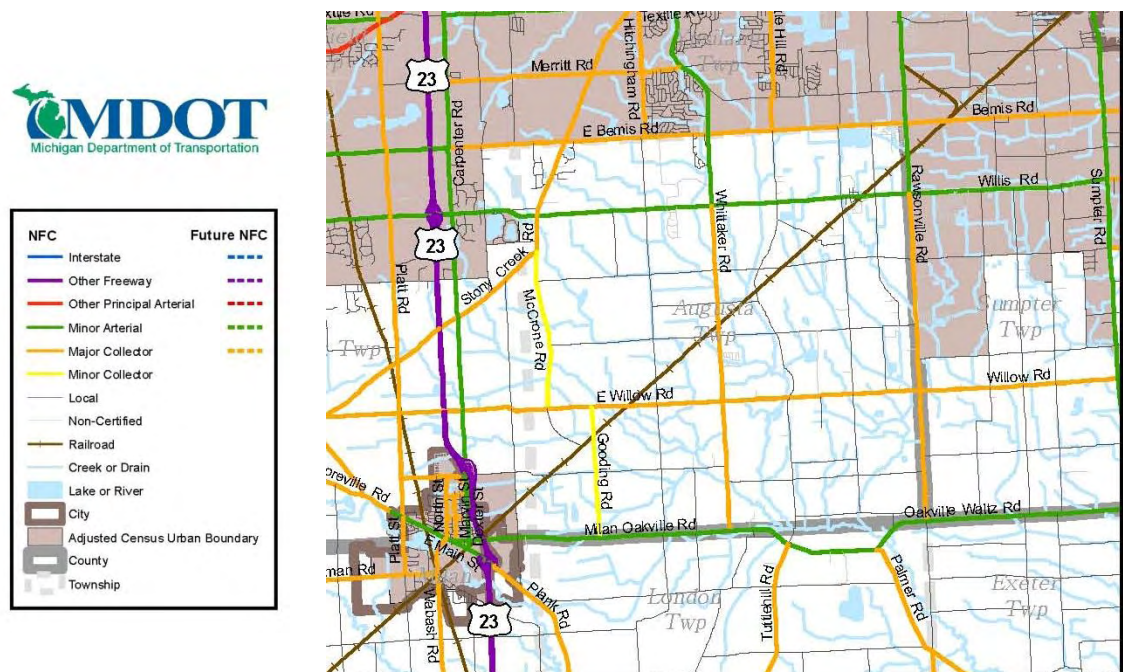
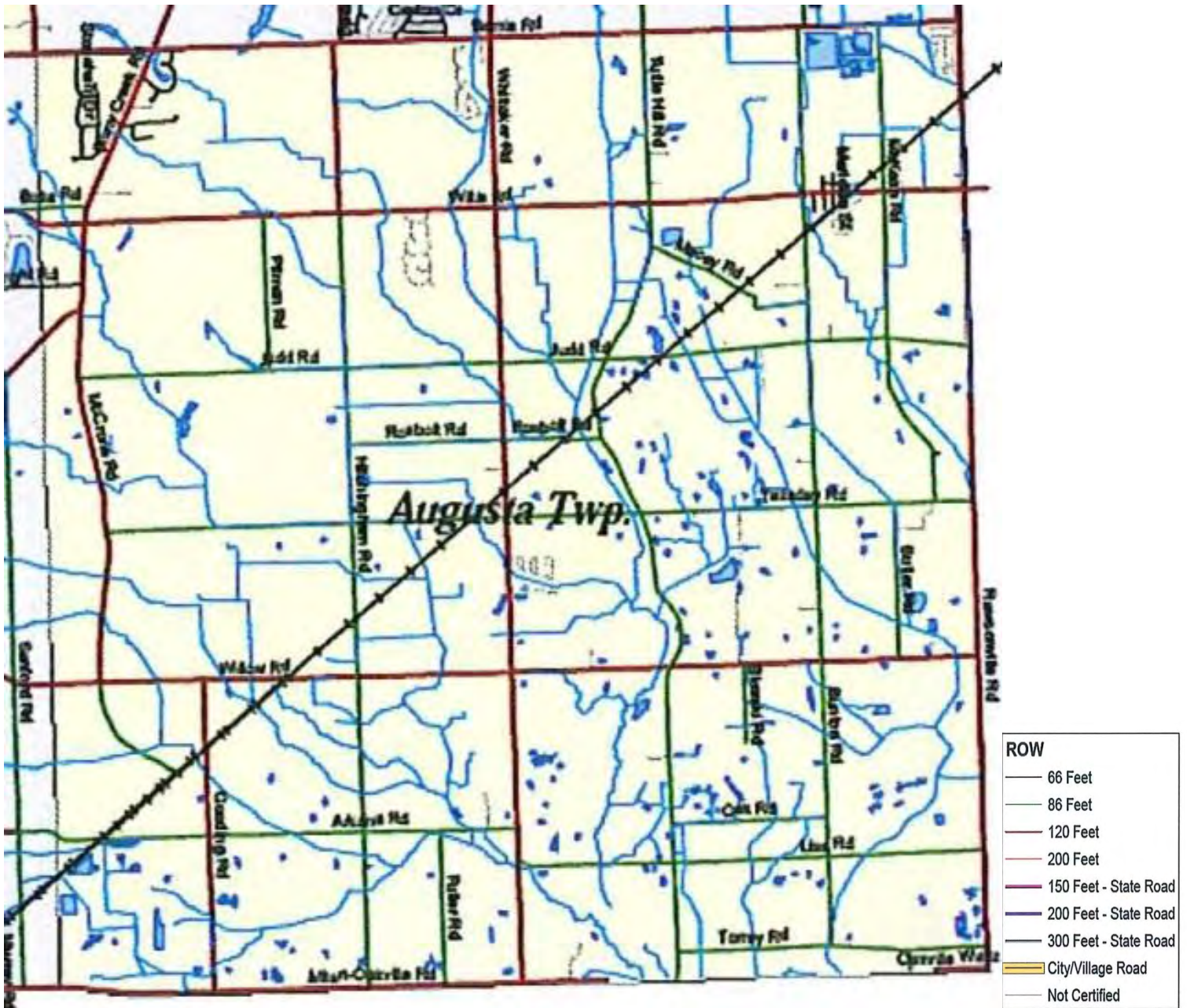


Figure 14 below depicts the Washtenaw County Road Commission's Future Right-of-Way Plan for those County initiated improvements within Augusta Township. Coordination and cooperation of the Township and County agencies regarding transportation improvements can prove beneficial both strategically and financially.

**Figure 14 – Washtenaw County Road Commission Future Right-of-Way Map**



Source: Washtenaw County Road Commission Right-of-Way Plan, 2006

Special Study Area

## TRAFFIC COUNTS

The Washtenaw County Road Commission conducts periodic traffic studies, in order to monitor and evaluate traffic volumes throughout the County. Those counts taken in Augusta Township have been compiled and provided in Table 6 below.

**Table 6 – Traffic Counts**

Road	Location	Date	Count Type	Traffic Count (24 hours)
Rawsonville	N. of Willis	2013	2-Way	8,020
Bunton	N. of Willis	2013	2-Way	1,440
Rawsonville	N. of Willis	2008	Southbound	4,720
Rawsonville	S. of Willis	2008	Northbound	4,840
Rawsonville	S. of Bemis	2004	Northbound	6,070
Rawsonville	S. of Bemis	2004	Southbound	5,930
Willis	E. of Bunton	2013	2-Way	4,590
Willis	W. of Rawsonville	2003	2-Way	4,540
Willis	W. of Bunton	2013	2-Way	4,670
Whittaker	N. of Willis	2003	2-Way	5,330
Willis	E. of Whittaker	2003	2-Way	5,590
Whittaker	N. of Willis	2013	2-Way	5,290
Willis	E. of Whittaker	2013	2-Way	4,170
Willis	W. of Whittaker	2013	2-Way	5,440
Stony Creek	N. of Willis	2003	2-Way	3,750
Stony Creek	S. of Bemis	2012	2-Way	2,920
Willis	E. of Stony Creek	2013	2-Way	4,680
Willis	W. of Stony Creek	2013	2-Way	4,740
Stony Creek	S. of Willis	2013	2-Way	2,570
Whittaker	S. of Willis	2013	2-Way	2,970
Judd	Btw. Whittaker + Tuttlehill	2013	2-Way	120
Rawsonville	S. of Willis	2013	2-Way	5,260
Bunton	S. of Willis	2013	2-Way	1,400
Tuttlehill	Btw. Rosbolt + Judd	2013	2-Way	140
Rosbolt	W. of Tuttlehill	2011	2-Way	50

McCrone	N. of Talladay	2013	2-Way	330
Willow	E. of McCrone	2013	2-Way	2,210
Willow	Btw. Hitchingham + Gooding	2013	2-Way	2,120
Willow	W. of Whittaker	2013	2-Way	1,840
Willow	E. of Whittaker	2013	2-Way	2,240
Talladay	W. of Tuttlehill	2013	2-Way	240
Rawsonville	N. of Willow	2013	2-Way	3,810
Willow	W. of Rawsonville	2013	2-Way	1,980
Rawsonville	S. of Willow	2013	2-Way	1,850
Hitchingham	S. of Willow	2013	2-Way	80
Arkona	Btw. Fuller + Whittaker	2013	2-Way	110
Arkona	Btw. Gooding + Hitchingham	2013	2-Way	80
Fuller	Btw. Arkona + Milan-Oakville	2013	2-Way	50
Hitchingham	Btw. Arkona + Milan-Oakville	2013	2-Way	60
Whittaker	N. of Milan-Oakville	2013	2-Way	980
Liss	E. of Whittaker	2013	2-Way	90
Torrey	Btw. Tuttlehill + Bunton	2013	2-Way	80
McKean	N. of Willis	2008	2-Way	140
Whittaker	S. of Willis	2002	2-Way	3,130
Judd	W. of Bunton	2008	2-Way	90
Macey	Btw. Tuttlehill + RR tracks	2009	2-Way	50
Whittaker	Btw. Willow + Talladay	2009	2-Way	2,420
Whittaker	N. of Talladay	2009	2-Way	2,890
Talladay	Btw. Hitchingham + Whittaker	2008	2-Way	150
Hitchingham	S. of Talladay	2008	2-Way	80
Whittaker	Btw. Arkona + Willow	2009	2-Way	1,270
Gooding	S. of Willow	2011	2-Way	40
Arkona	Btw. Sanford + RR tracks	2005	2-Way	160

Source: Washtenaw County Road Commission

Generally, the greatest volumes of traffic within the Township are found along Stony Creek road, Willis Road, Whittaker Road at Willis, and the northern extent of Rawsonville Road.



# 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 6 below. This information was developed based upon data analyzed by the Southeast Michigan Council of Governments (SEMCOG). This information is exactly the same as the 2003 Existing Land Use Table provided in the previous Master Plan (2004).

**Table 7 – Existing Land Uses**

Existing Land Use Category	Acres	Percent Land Coverage
Agriculture	12,184	51.7%
Single Family Residential	3,307	14.0
Manufactured Housing	189	0.8%
Commercial	89	0.4%
Industrial	3	0.0%
Extractive	38	0.2%
Institutional	348	1.5%
Open Space / Vacant	7,139	10.3%
Recreation	10	0.0%

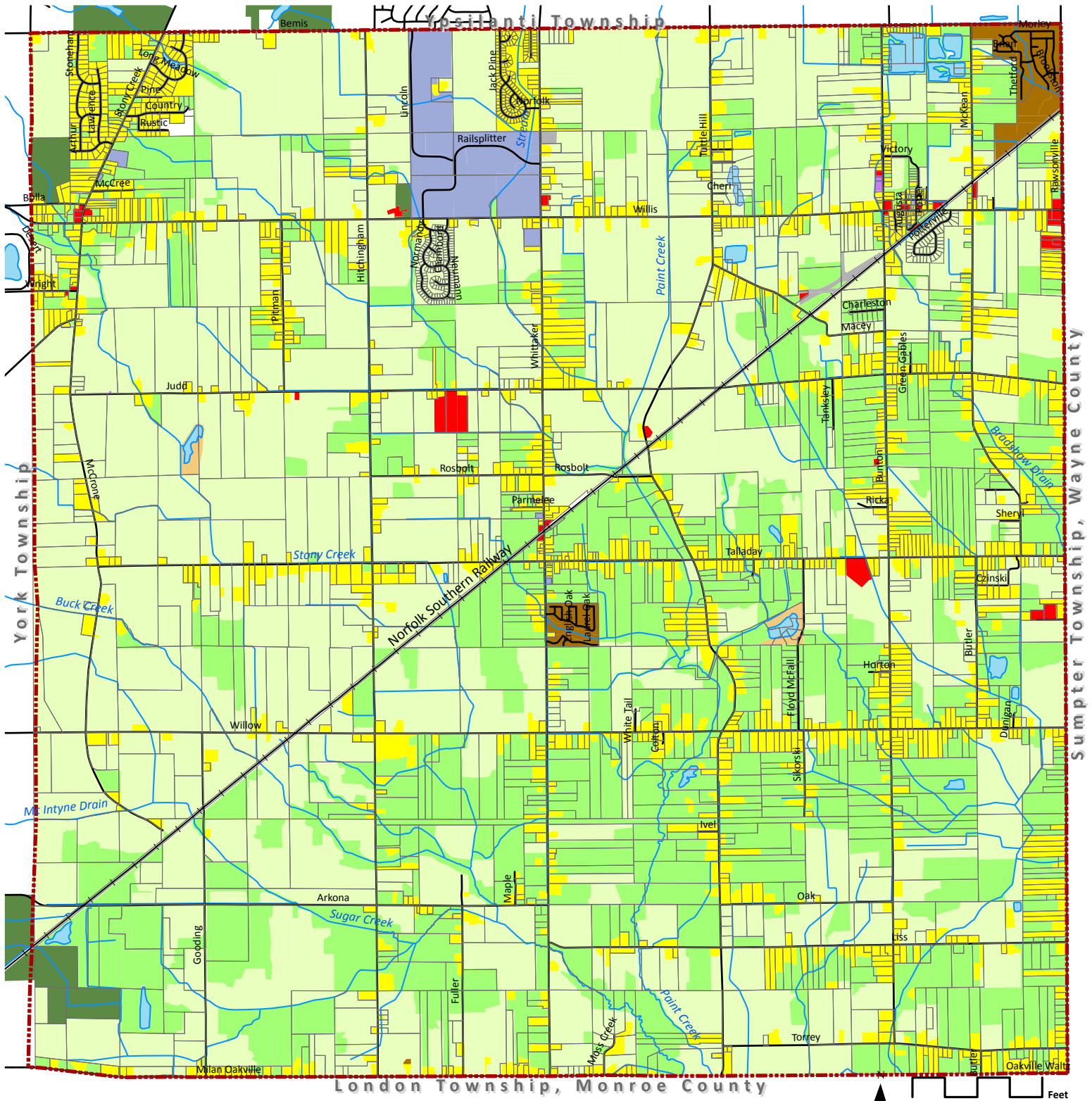
Source: SEMCOG 2013

As demonstrated on the Table above, agriculture remains the predominant land use in Augusta Township, encompassing over 12,000 acres, or over 50% of the Township's entire land area. Other open or vacant land covers over 7,000 acres, or over 30% of the Township. The fact that these two (2) categories comprise over 80% of the Township 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 Consolidate Schools campus makes for a particularly large institutional land use. The presence of significant vacant land surrounding the campus is expected to attract interest from land developers who recognize the value the schools offer.





**Figure 15**  
**EXISTING LAND USE**

- |  |  |
|--|--|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> Agriculture               | <span style="display: inline-block; width: 20px; height: 10px; background-color: #9932cc; border: 1px solid black; margin-right: 5px;"></span> Industrial        |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Single Family Residential | <span style="display: inline-block; width: 20px; height: 10px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> Extractive        |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> Manufactured Housing      | <span style="display: inline-block; width: 20px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> Utilities         |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> Commercial                | <span style="display: inline-block; width: 20px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Open Space/Vacant |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #6666ff; border: 1px solid black; margin-right: 5px;"></span> Institution               | <span style="display: inline-block; width: 20px; height: 10px; background-color: #38761d; border: 1px solid black; margin-right: 5px;"></span> Recreational      |



# GOALS + OBJECTIVES

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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 far 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 of the Township, future trends, and the results of the on-line survey offered for resident comment from November 2013 through March 2013.

## 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 areas, and develop future residential areas of a character and density consistent with the Township's goal to preserve its 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 light 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

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### 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

Protect and encourage active farming in Augusta Charter Township.

### Strategies

1. Through planning and zoning, discourage the encroachment of non-agricultural uses into the agricultural areas of the Township.
2. Continue to regulate the division of land and development of private roads in the Township.
3. Develop an agricultural zoning district and seek voluntary rezoning of property to that new zoning district.
4. Limit development along roads adjacent to active farming operations to minimize traffic conflicts with farming equipment.
5. Promote the enrollment of property in P.A. 116 farmland agreements.
6. Seek to purchase the development rights of the Township's highest quality farmland.
7. Identify the limits of an “agricultural security zone” in the Township, within which properties would be targeted for preservation through agricultural zoning PDR, P.A. 116 enrollment, etc.

### Objective 3

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

# RESIDENTIAL LAND USE

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## 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 projects 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 development.
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 of the Township.
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 services, 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 that area are achieved.
8. Limit the development of additional manufactured housing communities.



### Objective 3

Promote the development of 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 greatest 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.

## COMMERCIAL LAND USE

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### 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, Stony 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 of the Township's building Code and Blight Ordinance.
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

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## 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.

## 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 (BMP's) 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 MDEQ Environmental Response Division to pursue the cleanup 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 Recreation-Conservation zoning 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's current 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 of 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 which have the potential of creating excessive air quality emissions.
2. Adopt regular air quality monitoring programs in conjunction with county health department and MDEQ air quality officials.

# TOWNSHIP FACILITIES + SERVICES

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## 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 in one (1) location 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. Develop a Parks and Recreation Plan, to be approved by the MDNR, 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 for through the Washtenaw County Sheriff 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

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### 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 improvements 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 Drain 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

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## 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. Outlots 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

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## 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 15).

## 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 public and Township Officials (previously) this area is also intended to be the future location of the Township Hall, a fire station and possibly 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 considerations of whether to expand a district to include a particular piece of property.

Development activity proposed within Augusta 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, 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 in to 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.

#### 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 Agriculture 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 areas 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 3,487 acres of farmland are enrolled in the P.A. 116 program in Augusta Township (see Figure 16. 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.

### **Protection of Paint Creek and Other Natural Features**

Another central element of the Township's future land use strategy is the protection the 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.

#### 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 of the Township's long-term success in protecting Paint Creek.

### Natural Features Setback

In addition to the Paint 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 the 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 17, Transportation Improvement Plan.

### 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 again proposed in a particular location of the Township at one time, traffic impacts should be considered jointly, so that the impacts of all development activity 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, which are illustrated on Figure X, Transportation Improvement Plan.

### Road Paving

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 able to support the added traffic of a large residential development(s).

### Access Management Improvements

The presence of the Lincoln Schools campus in the Township, 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 area planned for development are constructed along the south side of Willis Road. The Township should seek to partner with the school, 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 through 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 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.

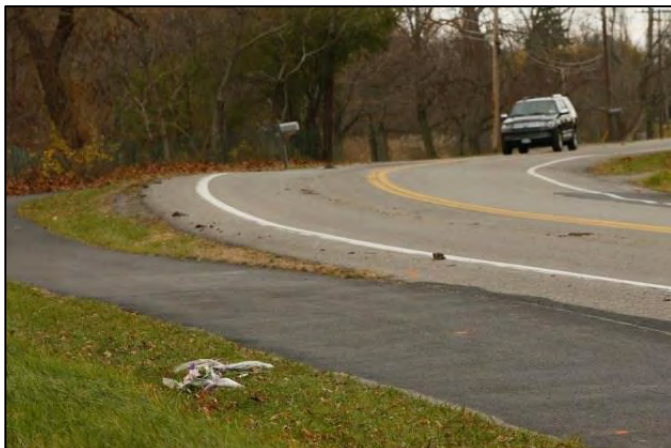
Complete Streets provide facilities that allow all users, irrespective of their age or abilities, to use the street as a mode of transportation. A Complete Street allows pedestrians, bicyclists, transit users and those with disabilities to easily and safely use roads in their community. Communities with 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 for blind pedestrians, 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 conflicts with traffic.



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 (non-motorized) improvements is envisioned along major roadways. This network would connect the Township's existing and future residential development areas and public facilities, particularly 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 15, Transportation 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.

## FUTURE LAND USE CATEGORIES

Specific land use categories are identified and illustrated on the future land use map (Figure 16). The following identifies the intent of each category, describes the desirable land uses and elements, the land use relationship with physical and natural features, and lists the corresponding zoning districts.

### **Agriculture 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 of 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 orchards, out-buildings such as silos and barns, fences and sound farm structures; and
- Scenic views consisting of natural features.

Most Compatible Zoning Districts: Based upon the above criteria, the AG, Agriculture 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 predominately rural character, including agricultural operations.

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



Relationship of 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 with the remaining area permanently dedicated as open space.

Most Compatible Uses: Desirable land uses and elements of the Rural Residential designation are:

- 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 designation 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 or are in close proximity to such 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 or 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 of the Medium Density Residential designation are:

- 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 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 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, and the overall densities of such areas should generally not exceed six (6) dwelling units/acre. The township encourages and supports innovative housing 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 or adjacent to municipal sanitary and water services, and constitutes the area of the Township with the greatest residential density development potential.

Most Compatible Uses: Desirable land uses and elements of the Multiple-Family Residential category 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 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 most dense residential development.



Most Compatible Land Uses: Desirable land uses and elements of 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 of 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 Land Uses: Desirable land uses and elements within the Village Mixed-Use category 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 areas; 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 designation is to provide locations for commercial uses to service Township residents.

Description: The areas designated for Commercial land use are provided at major intersections 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 Land Uses: Desirable land uses and elements in the Commercial land use category 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;
- Golf course; and
- Parks, open spaces and environmental preserves.

Most Compatible Zoning Districts: The Planned Development land use 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**

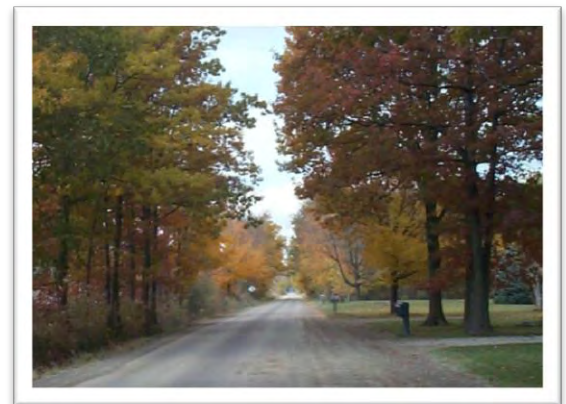
Intent: Land designated as Recreation/Open Space is intended to provide areas for an open space system that preserves and enhances significant natural features including floodplains, woodlands, and wetland areas as well as providing recreation opportunities and an appropriate use of the land.

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 Land Uses: Desirable land uses and elements of the Recreation/Open Space category are:

- Public or private conservation areas;
- Farmland;
- Single-Family dwellings; and

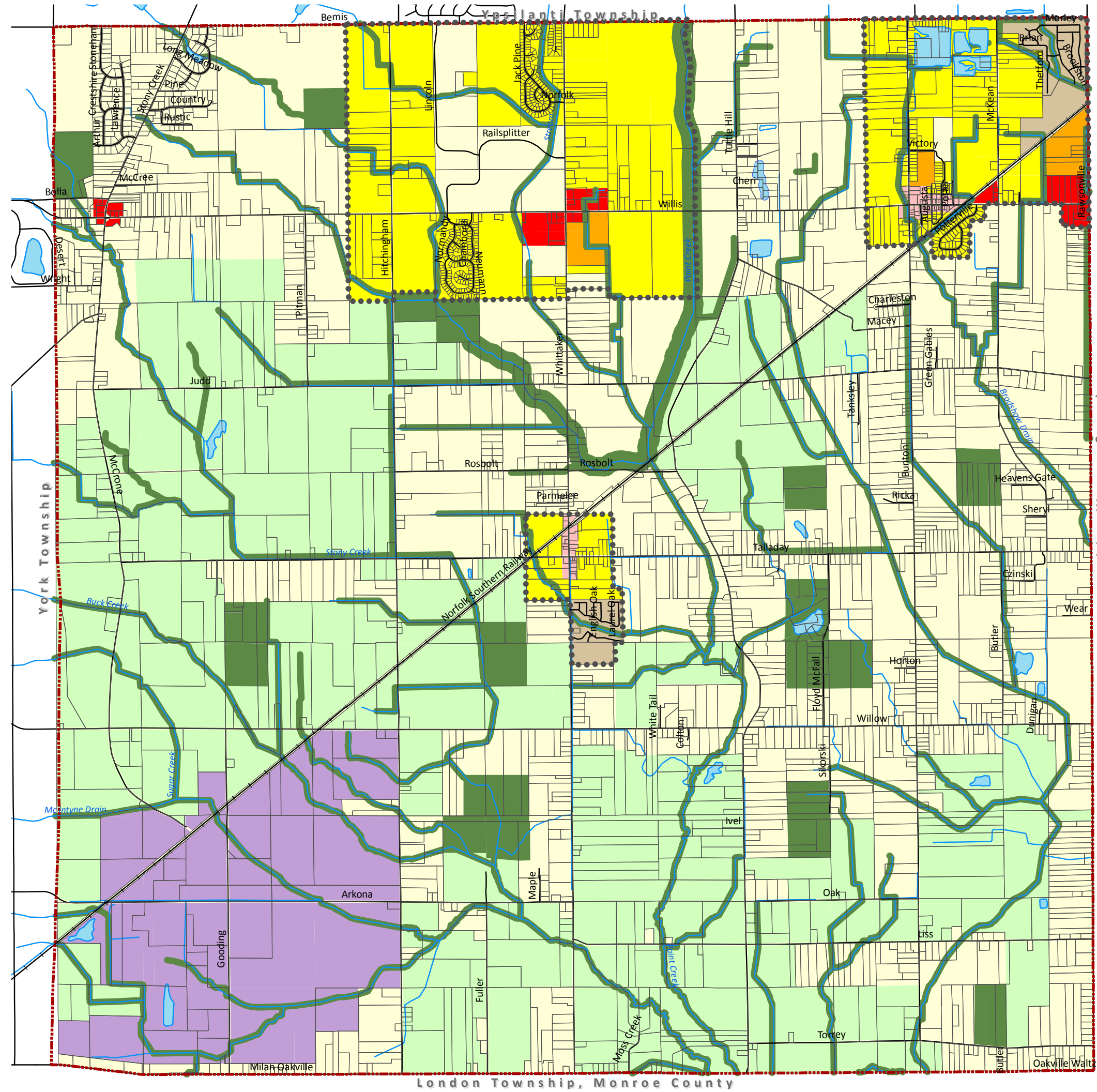


- Active and passive recreational facilities.

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

**Table 8. Master Plan Land Use Classifications / Zoning District Comparison**

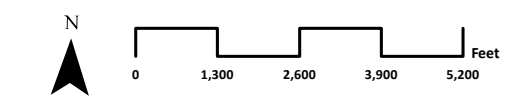
Master Plan Land Use Designations	Zoning District Classification
Recreation/Open Space	C, Conservation
Agriculture	AG, Agriculture (no properties zoned AG) *Consider eliminating this district if no properties are zoned.
Rural Residential	AR, Agriculture Residential RR, Rural Residential *Consider combining 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 districts.
Multiple-Family Residential	MR, Multiple-Family Residential
Manufactured Housing Community	MHC, Manufactured Housing Community
Village Mixed-Use	VMU, Village Mixed Use (consider adding design standards)
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



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

**Figure 16**

**FUTURE LAND USE MAP**  
Augusta Township

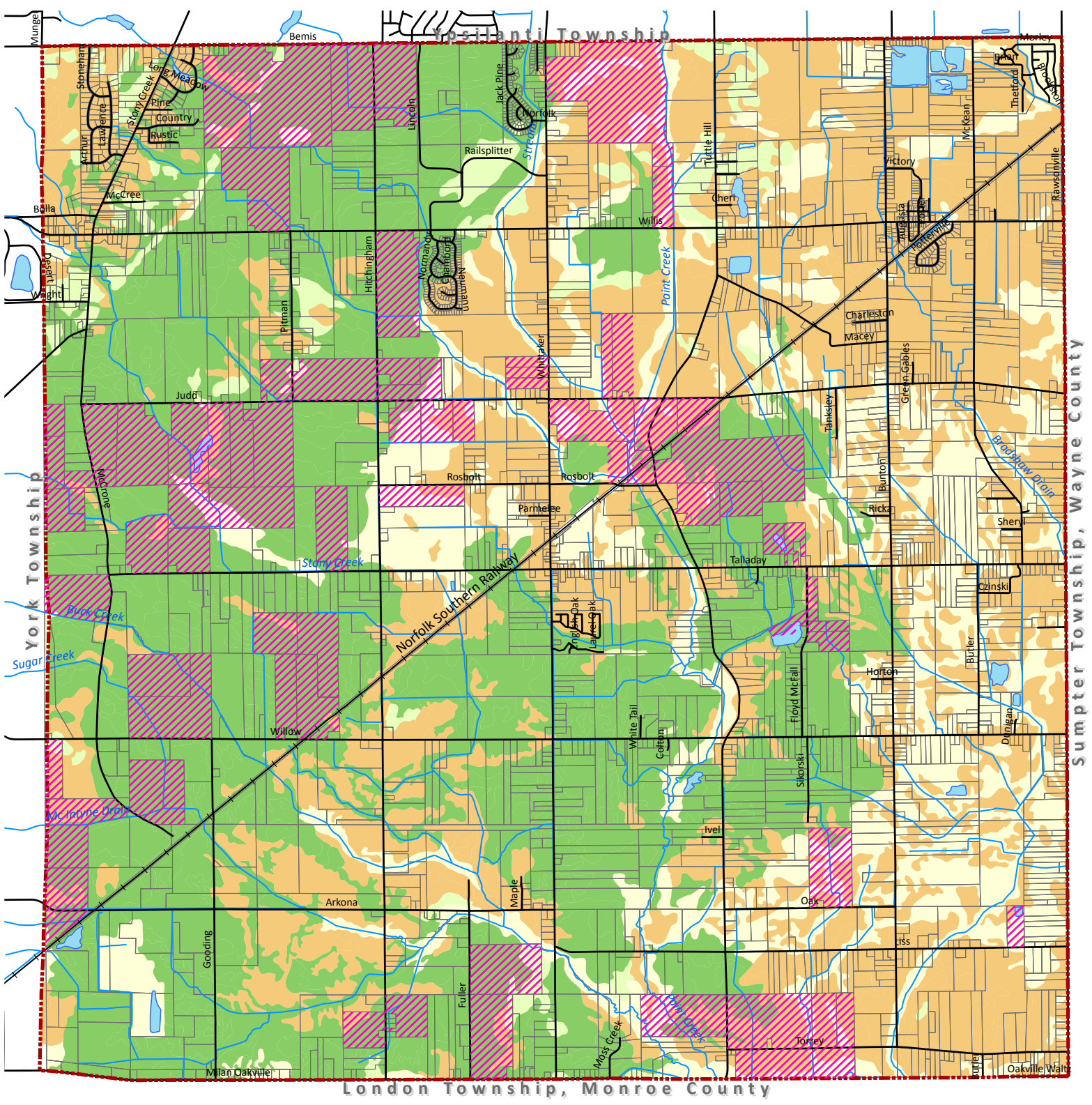


Source: Washtenaw County Planning Map Data

September 7, 2014  
Carlisle / Wortman Associates, Inc.

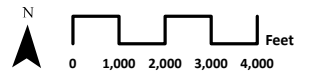




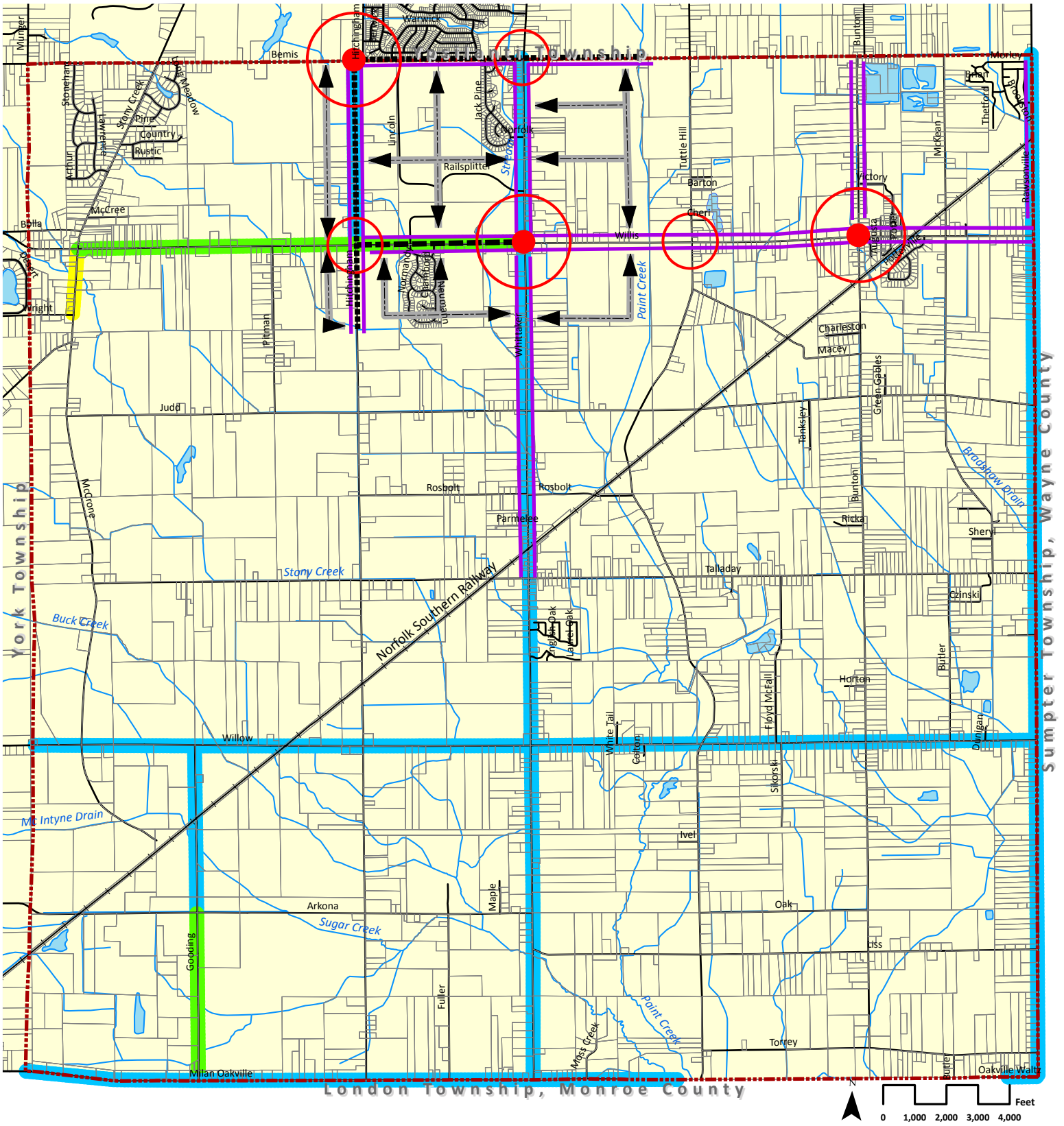


**Figure 17**  
**FARMLAND CLASSIFICATION**

- Prime Farmland
- Prime Farmland If Drained
- Farmland of Local Importance
- P.A. 116 of 1974 Farmland Agreement







**Figure 18**  
**TRANSPORTATION IMPROVEMENT PLAN**

- Future Road Network
- Future Road Paving
- Future 3-lane Road
- Proposed Safety Path
- Minor Intersection Improvement
- Major Intersection Improvement
- Proposed Pedestrian Improvements\*
- Proposed Bicycle Improvements\*
- Proposed Pedestrian & Bicycle Improvements\*

\* According to WATS Non-Motorized Plan



# IMPLEMENTATION

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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 or 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 major 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 Agriculture zoning district will remain, review 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-site.
- Review 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 formal 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 period 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 sections of this plan on a yearly basis.





# APPENDIX

## ON-LINE SURVEY RESULTS

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# ON-LINE SURVEY SUMMARY

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During the months of November 2013 through March 2014, Augusta Township residents were invited to participate in an on-line survey to provide ideas and suggestions related to the Township's Master Plan update. The survey was made available through the Township website, and was advertised in winter tax bills.

One hundred fifty-eight (158) persons provided responses to the survey. Of the total respondents, 94% were residents of Augusta Township. Over half of those who responded have lived within the Township for 16 or more years, and describe their residence as a single-family home on 1 to 5 acres. Nearly 90% of respondents own property in Augusta Township. Twenty (20) respondents indicated they own a business in Augusta Township.

In addition, over 75% of respondents are 45 years old or older, and over 60% live in a two (2) adult household with no children.

When asked how important various development and land use topics should be to the Augusta Township government, the **MOST** important topics included:

1. Protect water quality
2. Preserve natural features (floodplains, wetlands, etc.)
3. Preserve open spaces of land
4. Improve response time of emergency services
5. Provide better facilities, equipment or staffing for Police/Fire
6. Redevelop underutilized commercial property
7. Improve traffic flow on primary roads
8. Provide additional public parks and recreation areas.

Respondents indicated the following topics to be the **LEAST** important topics facing the Augusta Township government:

1. Encourage new industrial development
2. Provide more affordable housing
3. Offer public transportation to Ann Arbor
4. Provide incentives for light industrial and research office development
5. Provide more housing for young families

6. Install pedestrian and bicycle pathways
7. Encourage new commercial development
8. Provide more housing for seniors.

When asked what type of residential development could Augusta Township use more of, respondents provided the following **TOP 4 CHOICES:**

1. None
2. Detached single family homes on large lots (1 acre minimum)
3. Detached single family homes on large lots (2 acre minimum)
4. Senior citizen housing

One hundred twelve (112) open-ended responses were provided when asked “If Augusta Township and the Washtenaw County Road Commission are financially capable of making additional road improvements, which roads and/or intersections are in need of improvement?” Willis Road was cited in 68 of the 112 total responses, by far the most noted road requiring improvements. In addition to Willis Road, other top contenders for improvement included Bemis Road, Whittaker Road, Rawsonville Road, and Judd Road. A majority of respondents (56.83%) indicated they **WOULD** be supportive of special assessments, bonding or other means to improve roads and bridges in the Township.

Overall respondents felt that providing recreation opportunities within the Township is not a priority. However, if any recreation facilities were to be considered, respondents are most interested in bike trails/walking paths and children’s play equipment. Further, the majority of respondents (56.3%) indicated they **WOULD NOT** be supportive of a millage to pay for recreation activities within the Township at this time.

When asked, “What do you like of living in Augusta Township?” the majority of respondents choose community-minded neighbors, parks and open space and residential areas from the provided answers. However, in the “other” (open-ended) space 55 respondents listed an open-ended response. The majority of the open-ended responses included the terms: rural/farmland/open spaces as what they liked **BEST** about living in Augusta Township.

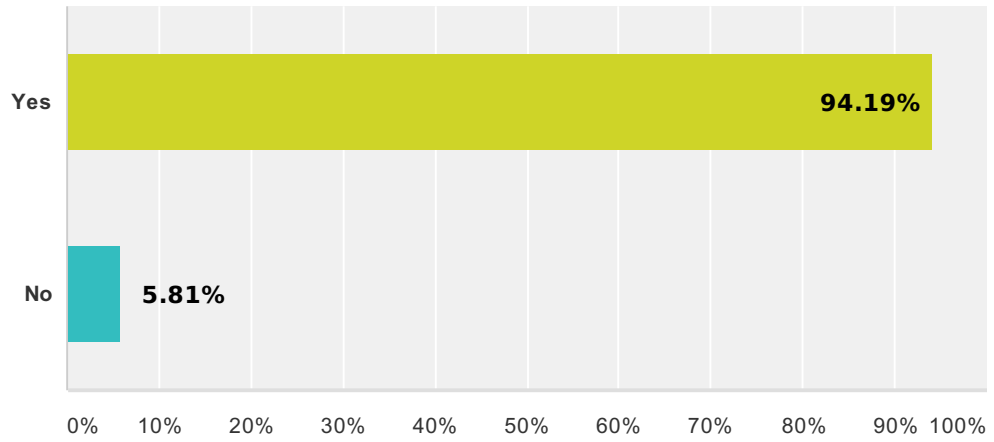
Whereas an overwhelming majority of respondents (76.07%) **MOST DISLIKE** the condition of roads within Augusta Township. In the open-ended space provided asking respondents what they **DISLIKED** about the Township 46 responses were

provided. Of those open-ended responses provided, the topics shared most in what they **DISLIKE** about the Township included: the current perception of government / Township Officials, condition of roads, and there is currently too much development.

The entire survey summary including tables, graphs and open-ended responses are provided in the pages following.

### Q1 Do you live in Augusta Township?

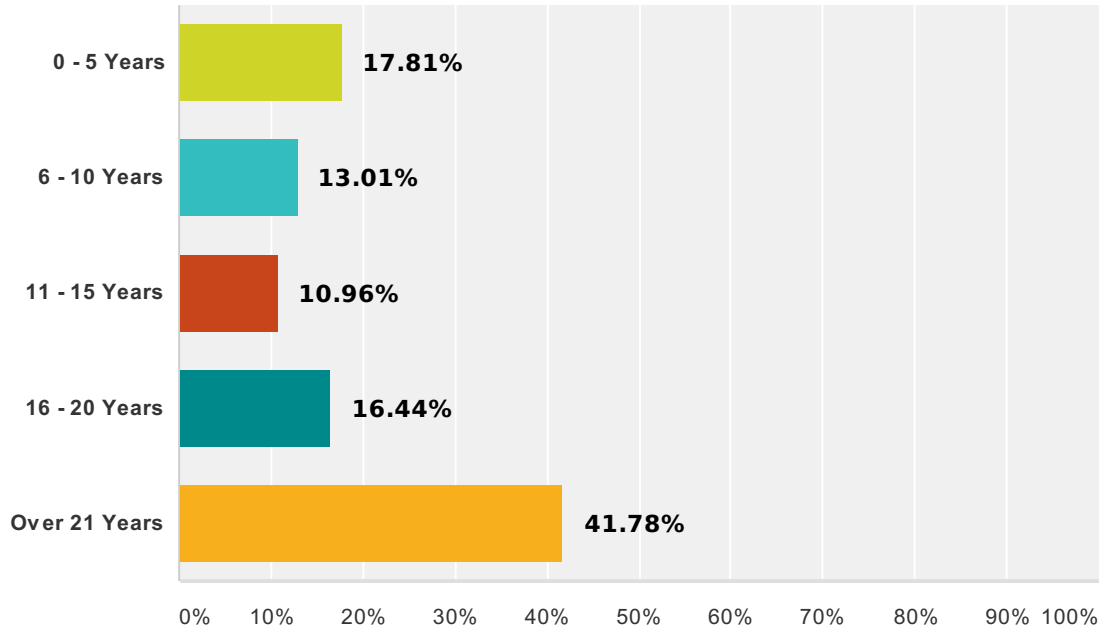
Answered: 155 Skipped: 3



Answer Choices	Responses	
Yes	94.19%	146
No	5.81%	9
<b>Total</b>		<b>155</b>

### Q2 If you live in Augusta Township, how long have you lived in the Township?

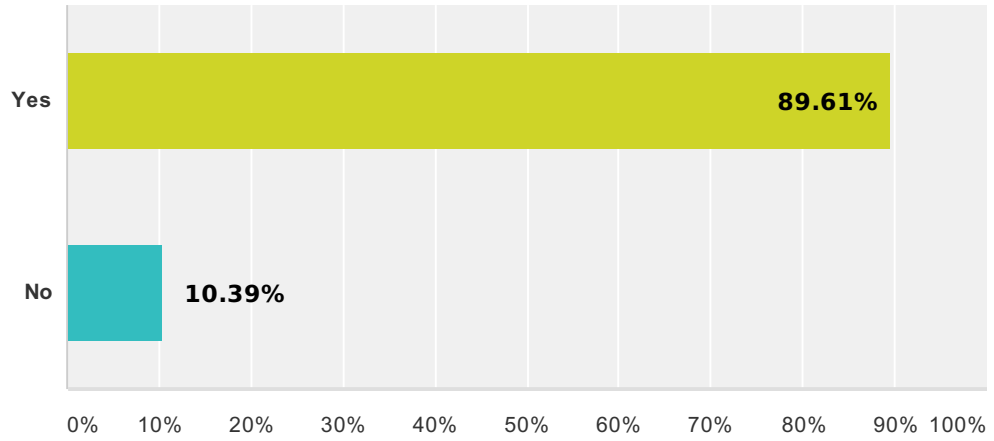
Answered: 146 Skipped: 12



Answer Choices	Responses	
0 - 5 Years	17.81%	26
6 - 10 Years	13.01%	19
11 - 15 Years	10.96%	16
16 - 20 Years	16.44%	24
Over 21 Years	41.78%	61
<b>Total</b>		<b>146</b>

### Q3 Do you own property in Augusta Township?

Answered: 154 Skipped: 4

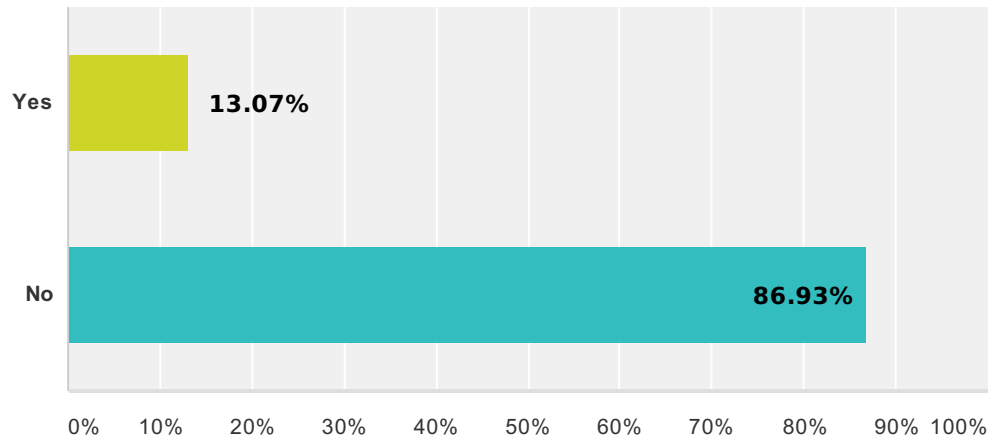


Answer Choices	Responses	
Yes	89.61%	138
No	10.39%	16
<b>Total</b>		<b>154</b>



### Q4 Do you own a business in Augusta Township?

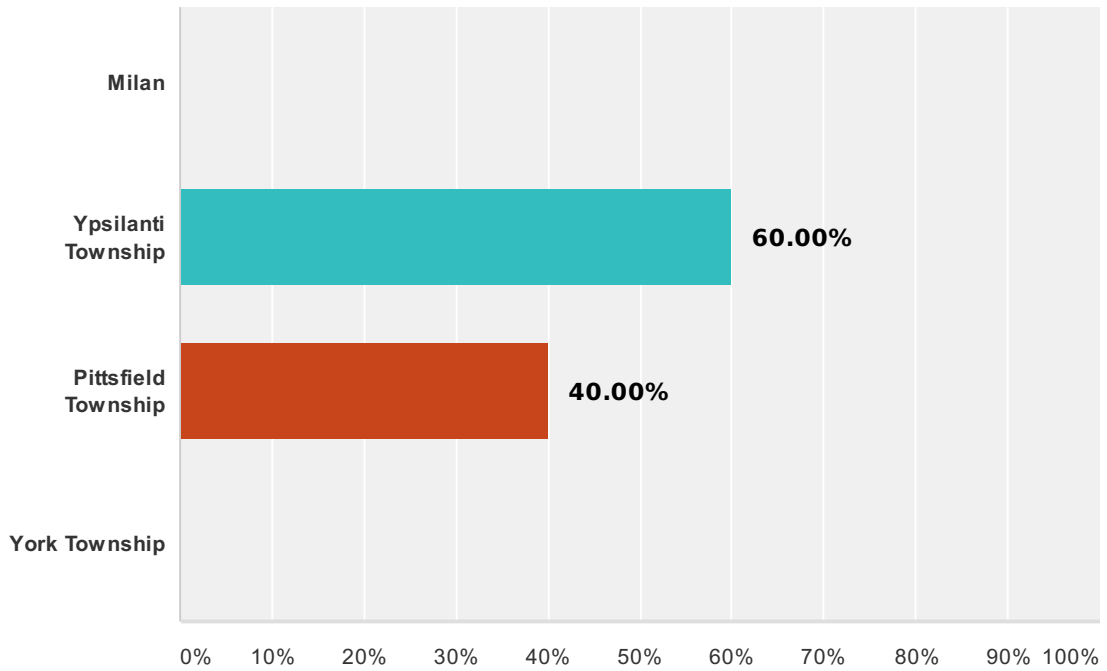
Answered: 153 Skipped: 5



Answer Choices	Responses	
Yes	13.07%	20
No	86.93%	133
<b>Total</b>		<b>153</b>

### Q5 If you don't live in Augusta Township, where do you live?

Answered: 5 Skipped: 153

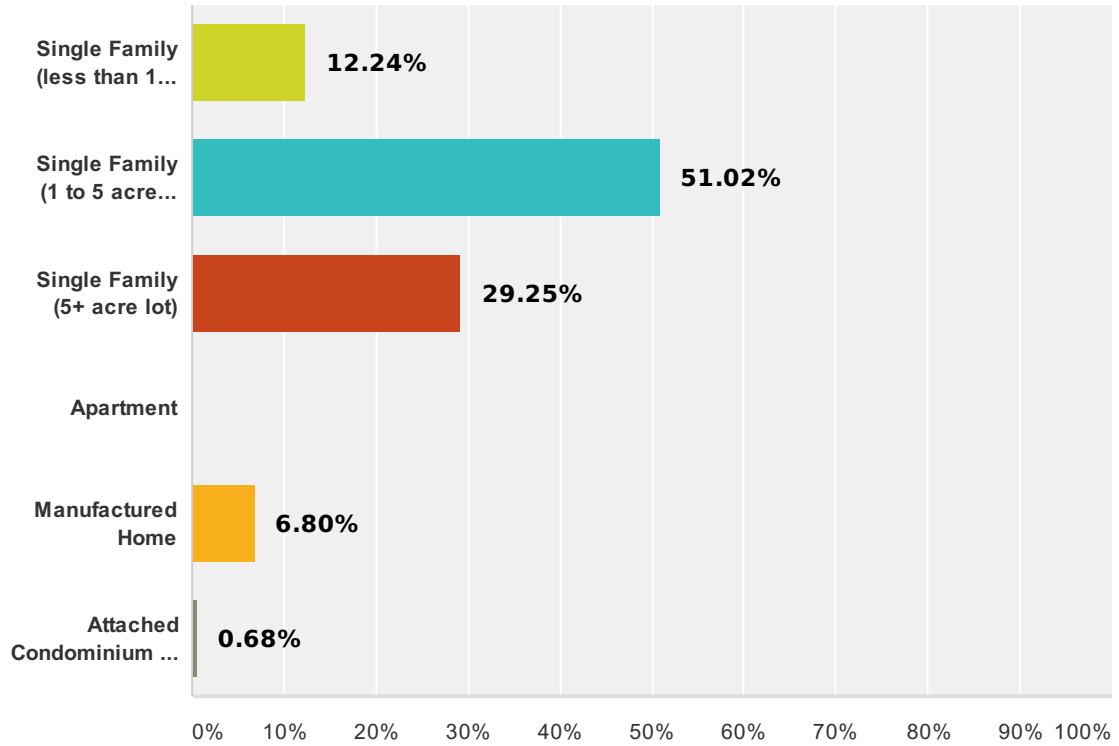


Answer Choices	Responses
Milan	0.00% 0
Ypsilanti Township	60.00% 3
Pittsfield Township	40.00% 2
York Township	0.00% 0
<b>Total</b>	<b>5</b>

#	Other (please specify)	Date
1	N/A	3/31/2014 9:18 AM
2	N/a	3/14/2014 9:35 PM
3	n/a	3/11/2014 3:56 PM
4	Ypsilanti	2/16/2014 2:15 PM
5	Former Augusta resident	2/9/2014 8:43 PM
6	N/A	2/8/2014 7:19 PM
7	Canton, mi	1/5/2014 8:18 PM
8	Ann Arbor Township	12/23/2013 7:10 PM
9	Ann Arbor	12/20/2013 9:35 AM
10	Augusta Woods	12/13/2013 12:59 PM
11	non-profit organization with members from all over the county	12/11/2013 10:08 PM
12	oakland county	12/11/2013 8:48 PM

### Q6 Please select the term that best describes your residence.

Answered: 147 Skipped: 11

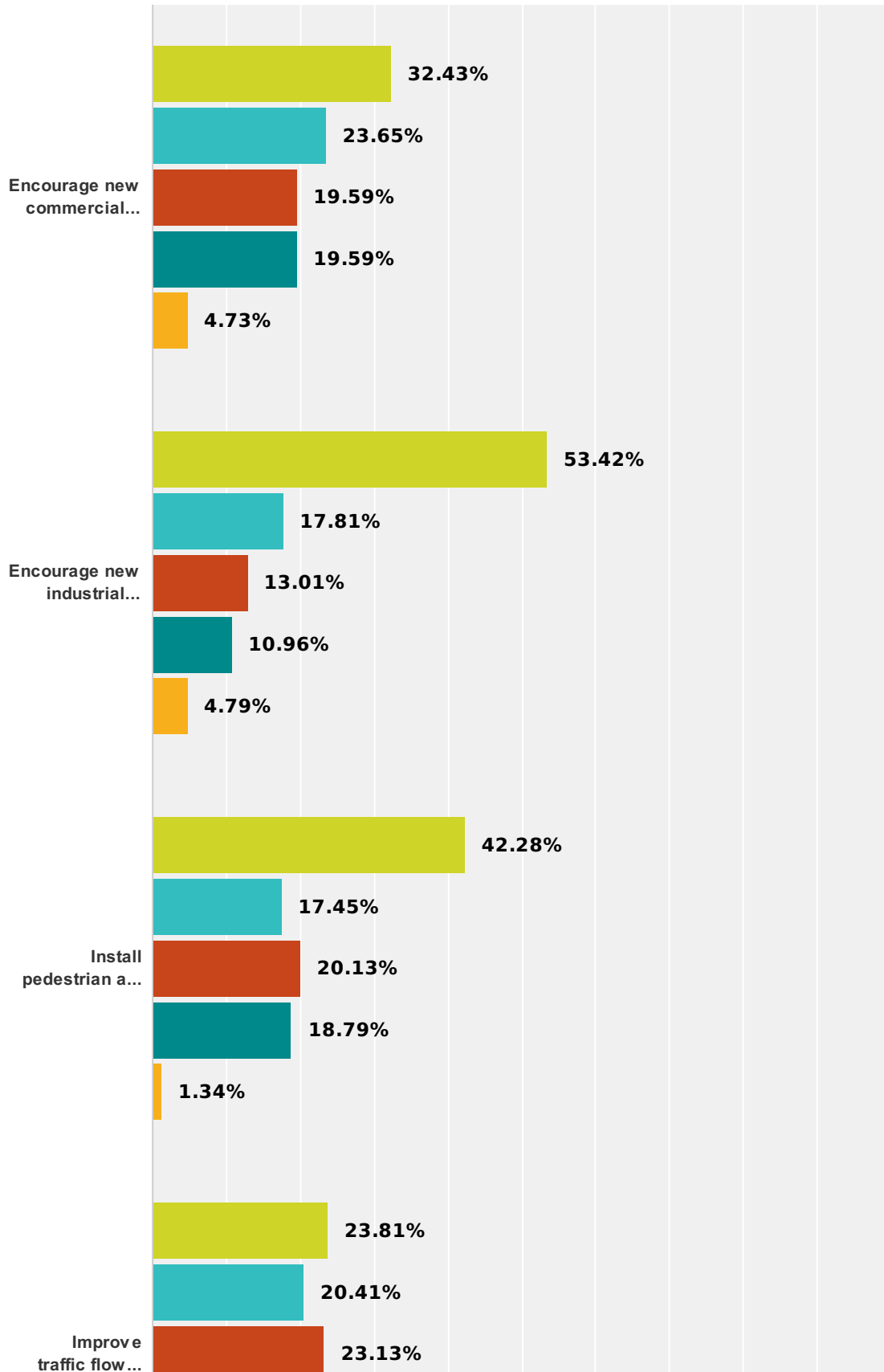


Answer Choices	Responses
Single Family (less than 1 acre lot)	12.24% 18
Single Family (1 to 5 acre lot)	51.02% 75
Single Family (5+ acre lot)	29.25% 43
Apartment	0.00% 0
Manufactured Home	6.80% 10
Attached Condominium or duplex	0.68% 1
<b>Total</b>	<b>147</b>

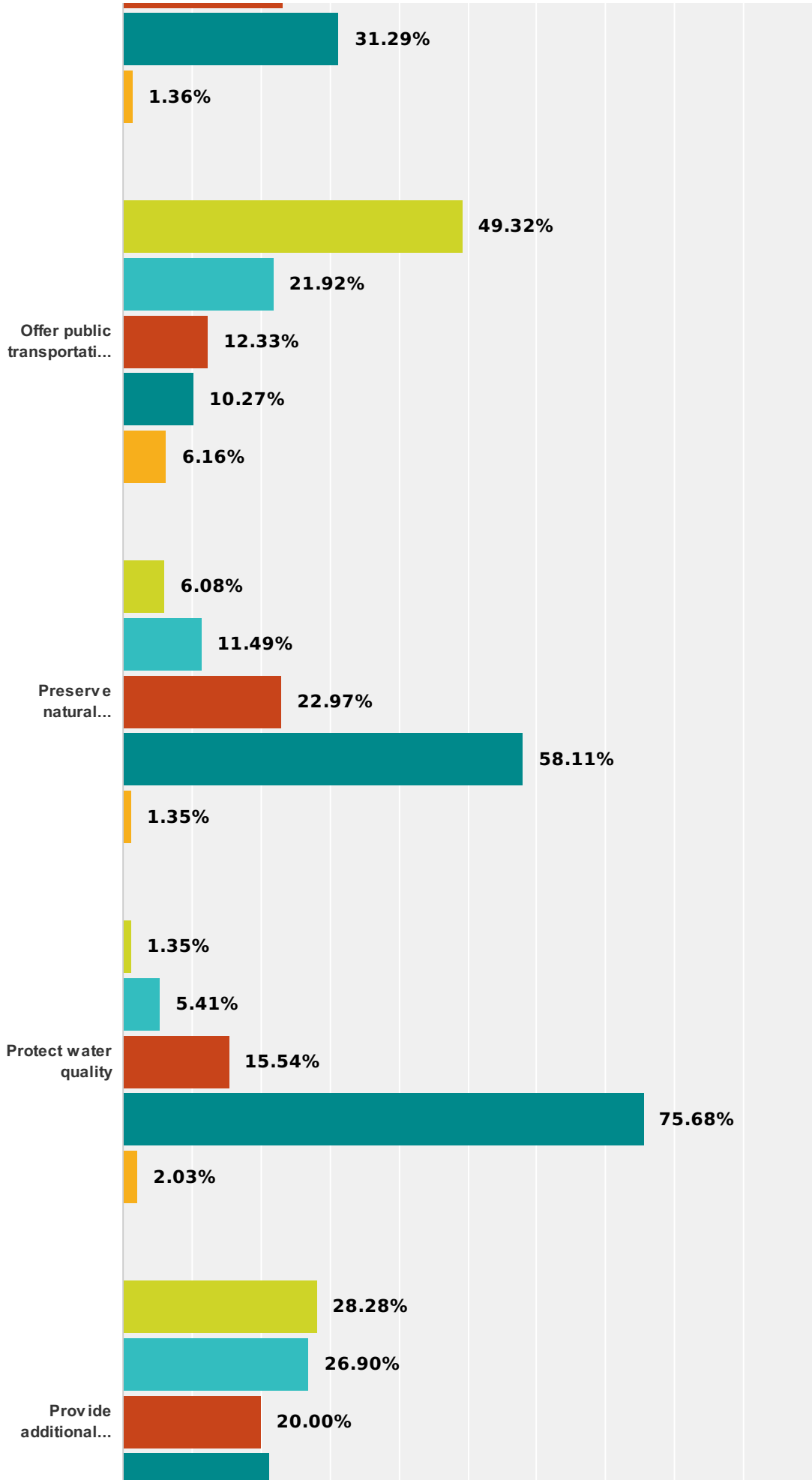
#	Other (please specify)	Date
1	natural area- no buildings	12/11/2013 10:08 PM
2	agricultural	12/11/2013 8:48 PM

### Q7 How important should each of the following be to Augusta Township government?

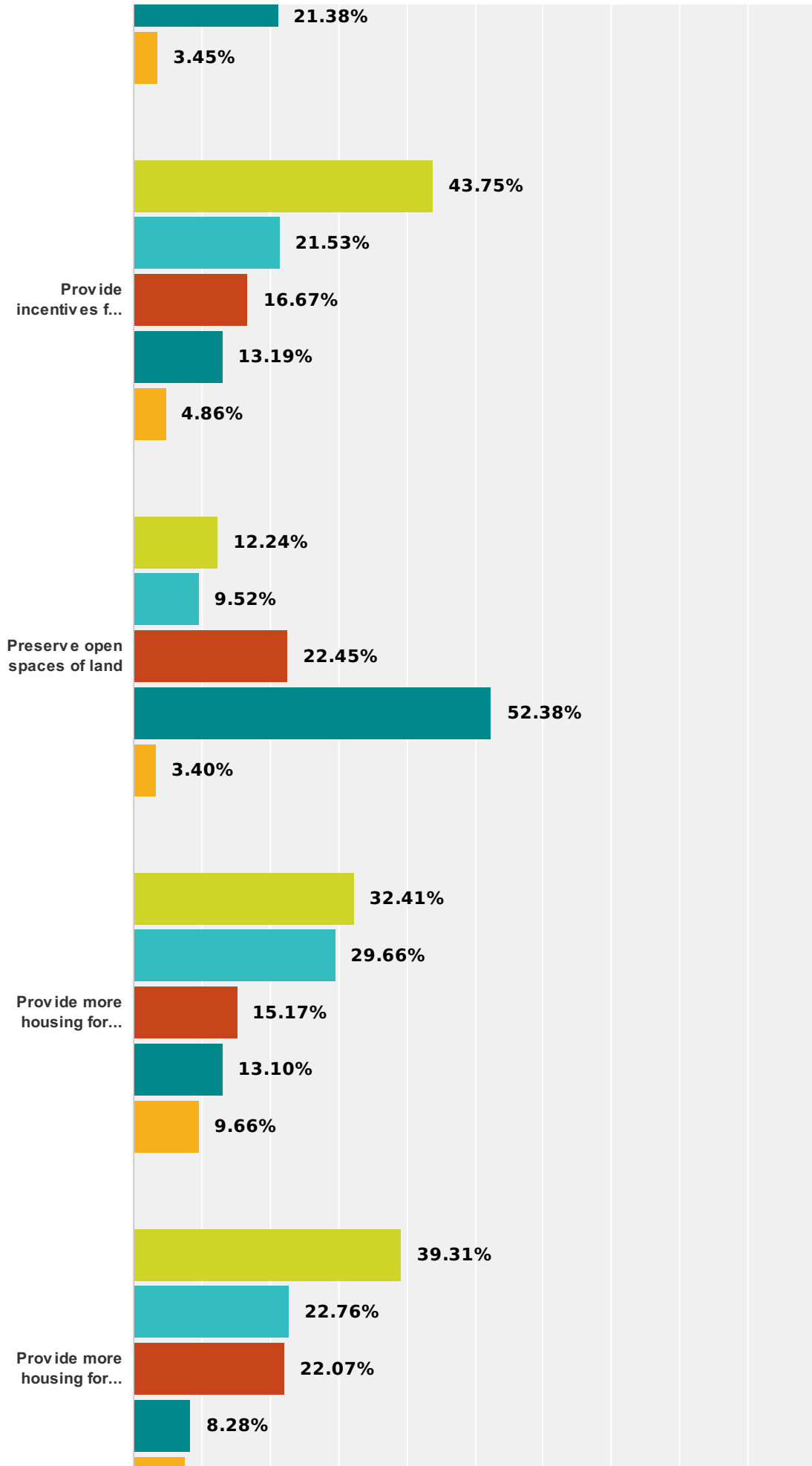
Answered: 151 Skipped: 7



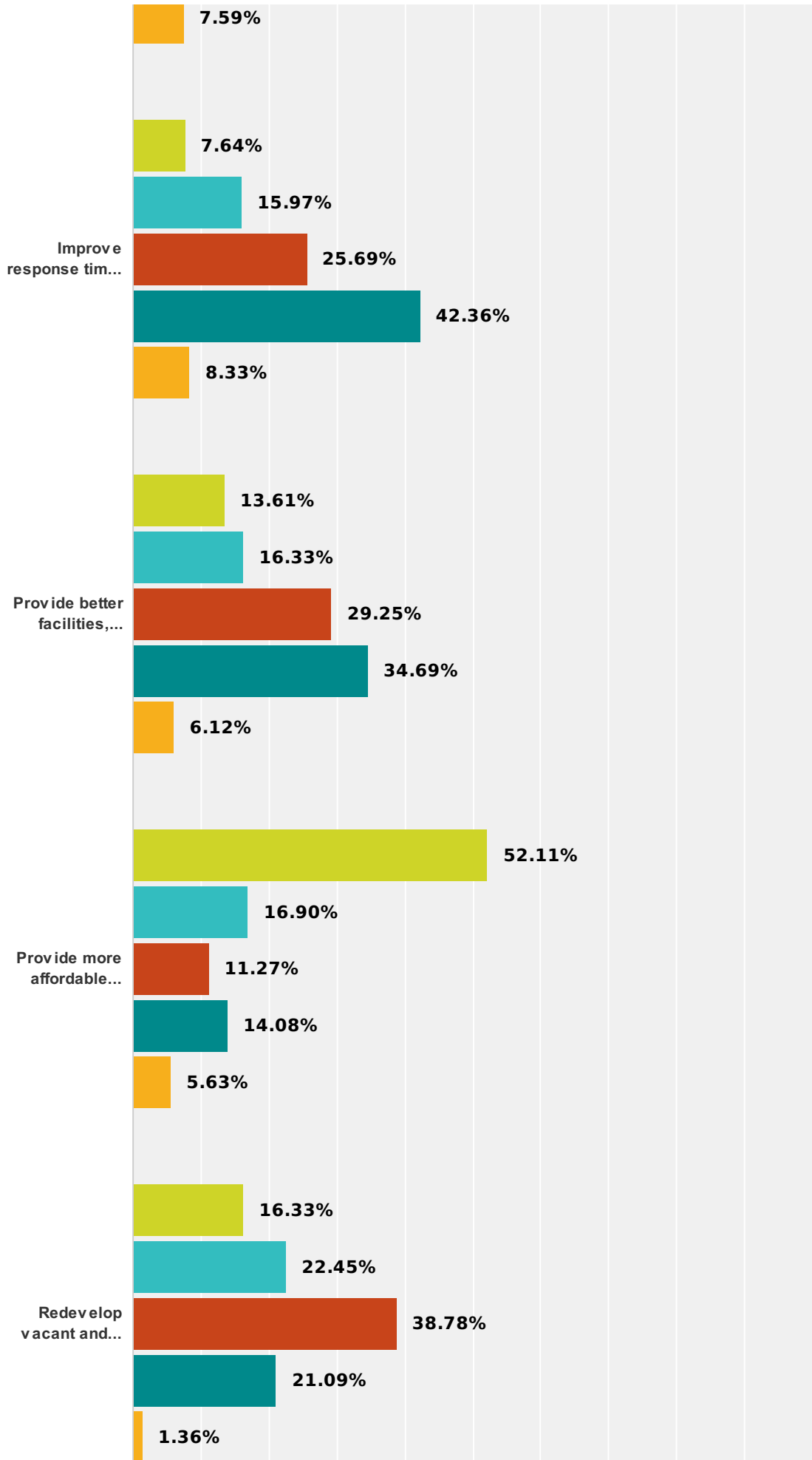
# Augusta Township Comprehensive Community Survey



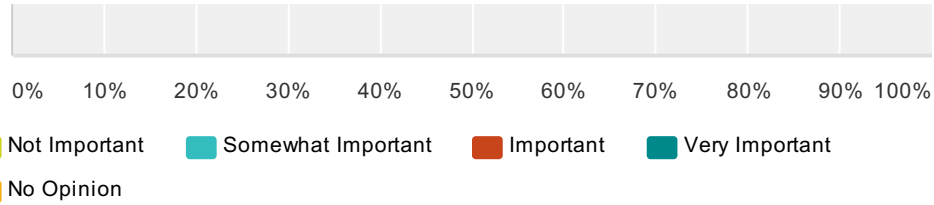
# Augusta Township Comprehensive Community Survey



# Augusta Township Comprehensive Community Survey



# Augusta Township Comprehensive Community Survey

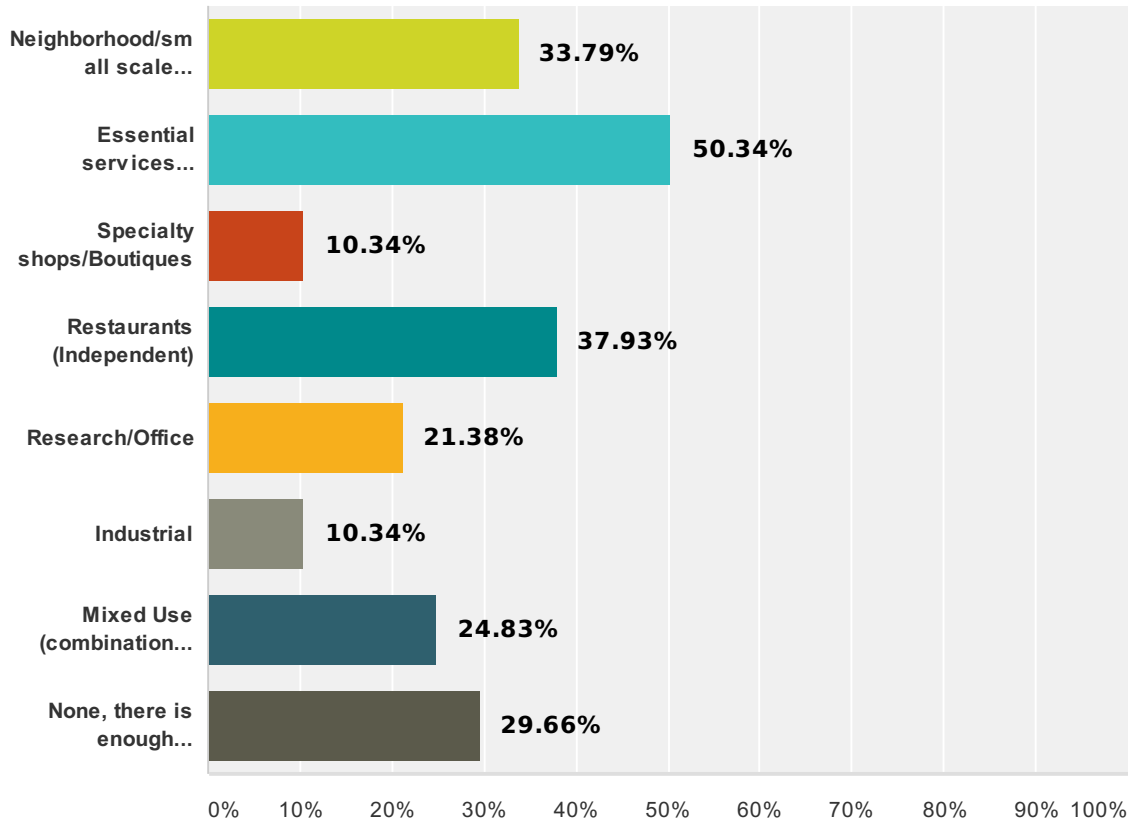


	Not Important	Somewhat Important	Important	Very Important	No Opinion	Total	Average Rating
Encourage new commercial development	32.43% 48	23.65% 35	19.59% 29	19.59% 29	4.73% 7	148	0.00
Encourage new industrial development	53.42% 78	17.81% 26	13.01% 19	10.96% 16	4.79% 7	146	0.00
Install pedestrian and bicycle pathways	42.28% 63	17.45% 26	20.13% 30	18.79% 28	1.34% 2	149	0.00
Improve traffic flow on primary roadways	23.81% 35	20.41% 30	23.13% 34	31.29% 46	1.36% 2	147	0.00
Offer public transportation to Ann Arbor	49.32% 72	21.92% 32	12.33% 18	10.27% 15	6.16% 9	146	0.00
Preserve natural features (floodplains, woodlands, etc.)	6.08% 9	11.49% 17	22.97% 34	58.11% 86	1.35% 2	148	0.00
Protect water quality	1.35% 2	5.41% 8	15.54% 23	75.68% 112	2.03% 3	148	0.00
Provide additional public parks and recreational areas	28.28% 41	26.90% 39	20.00% 29	21.38% 31	3.45% 5	145	0.00
Provide incentives for light industrial and research office development	43.75% 63	21.53% 31	16.67% 24	13.19% 19	4.86% 7	144	0.00
Preserve open spaces of land	12.24% 18	9.52% 14	22.45% 33	52.38% 77	3.40% 5	147	0.00
Provide more housing for seniors	32.41% 47	29.66% 43	15.17% 22	13.10% 19	9.66% 14	145	0.00
Provide more housing for young families	39.31% 57	22.76% 33	22.07% 32	8.28% 12	7.59% 11	145	0.00
Improve response time for emergency services (Police/Fire)	7.64% 11	15.97% 23	25.69% 37	42.36% 61	8.33% 12	144	0.00
Provide better facilities, equipment, or staffing for Police and Fire	13.61% 20	16.33% 24	29.25% 43	34.69% 51	6.12% 9	147	0.00
Provide more affordable housing	52.11% 74	16.90% 24	11.27% 16	14.08% 20	5.63% 8	142	0.00
Redevelop vacant and underutilized commercial properties	16.33% 24	22.45% 33	38.78% 57	21.09% 31	1.36% 2	147	0.00



### Q8 What types of non-residential development could Augusta Township use more of? Check all that apply.

Answered: 145 Skipped: 13



Answer Choices	Responses
Neighborhood/small scale retail	33.79% 49
Essential services (grocery, dry cleaners, hardware, etc.)	50.34% 73
Specialty shops/Boutiques	10.34% 15
Restaurants (Independent)	37.93% 55
Research/Office	21.38% 31
Industrial	10.34% 15
Mixed Use (combination of residential and commercial)	24.83% 36
None, there is enough commercial development	29.66% 43
<b>Total Respondents: 145</b>	

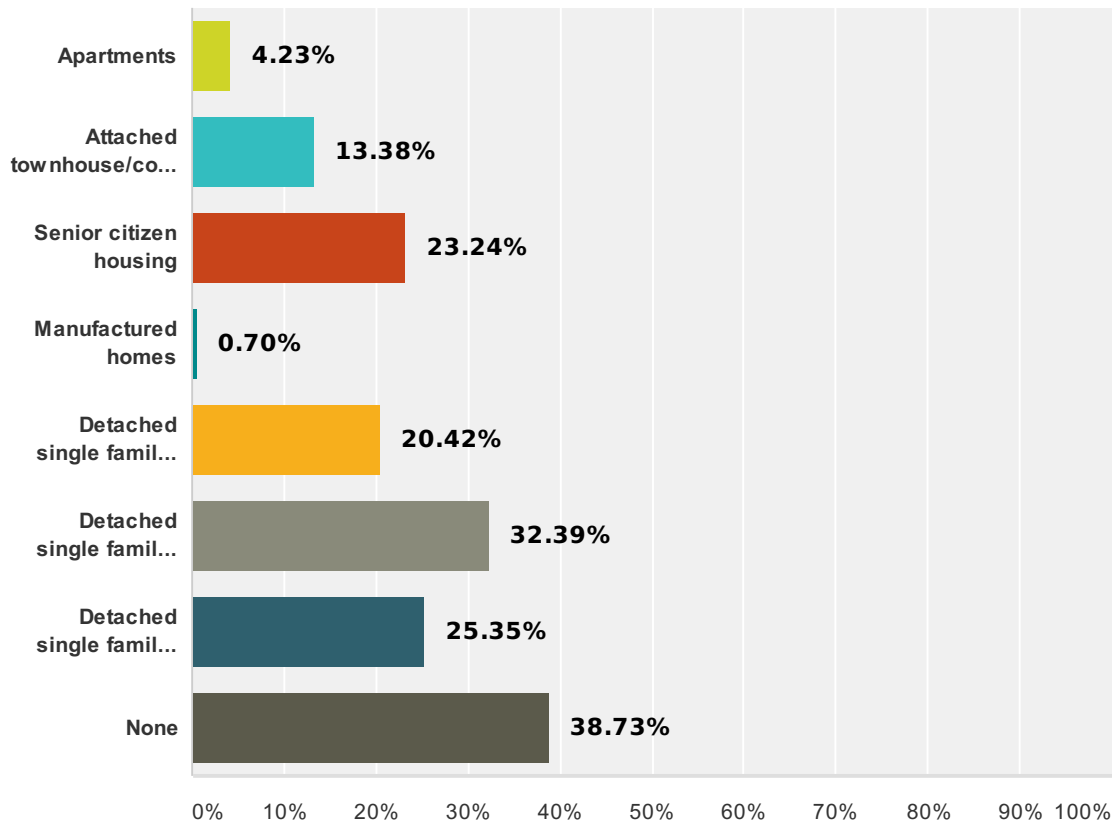
#	Other (please specify)	Date
1	Agribusiness	4/1/2014 4:21 PM
2	Agricultural	2/12/2014 12:18 AM
3	We could use a few sources for food and supplies--not a lot	1/15/2014 5:28 PM

## Augusta Township Comprehensive Community Survey

4	..and well known chain/warehouse stores/outlets	1/6/2014 9:27 PM
5	Big grocery store near rawsonville rd and Willis rd .	1/6/2014 12:57 PM
6	gym, or recreation center (but a basic gym would be great)	12/26/2013 8:59 AM
7	NO OPINION	12/9/2013 5:54 PM

### Q9 What type of residential development could Augusta Township use more of? Check all that apply.

Answered: 142 Skipped: 16



Answer Choices	Responses
Apartments	4.23% 6
Attached townhouse/condominiums	13.38% 19
Senior citizen housing	23.24% 33
Manufactured homes	0.70% 1
Detached single family homes on smaller lots in subdivisions	20.42% 29
Detached single family homes on large lots (1 acre minimum)	32.39% 46
Detached single family homes on large lots (2 acre minimum)	25.35% 36
None	38.73% 55
<b>Total Respondents: 142</b>	

**Q10 If Augusta Township and the Washtenaw County Road Commission are financially capable of making additional road improvements, which roads and/or intersections are in need of improvement?**

Answered: 112 Skipped: 46

#	Responses	Date
1	Talladay Road, Judd Road, Willis Road, Bemis Road, Tuttlehill Road.	4/1/2014 4:34 PM
2	Willis between Stony Creek and school.	4/1/2014 4:28 PM
3	Bemis Road	4/1/2014 4:26 PM
4	Whittaker Road and Meritt Road intersection needs to be a 4-way stop.	4/1/2014 4:21 PM
5	Willis Road	3/31/2014 1:40 PM
6	Intersections of gravel roads with paved roads. The gravel road is unnecessarily potholed as one approaches the intersection.	3/31/2014 9:22 AM
7	willis rd is a nightmare!	3/28/2014 6:10 AM
8	Willis Road	3/27/2014 1:37 PM
9	Willis Road-from rawsonville to 23.	3/18/2014 3:42 PM
10	Willis Rd., Stony Creek Rd. Bemis Rd. Better maintenance of secondary roads	3/14/2014 9:41 PM
11	Rawson Ville Road	3/12/2014 10:15 PM
12	ALL OF WILLIS ROAD within the township to the expressway. As well as, the intersections of Whittaker and Willis, and Whittaker and Bemis.	3/11/2014 4:01 PM
13	Willis Rd. Btwn Stony creek and Hitchingham. Any one who travels that road daily knows you have to slow down to 5 mph to get through some of the areas with out blowing a tire. Horrible.	3/10/2014 12:52 PM
14	Willow rd from Whitaker rd to Sanford rd.	3/6/2014 11:36 AM
15	Willis road - it is HORRIBLE!!!!	3/1/2014 12:08 AM
16	Willis Rd. going West..	2/24/2014 8:14 AM
17	Whittaker Rd.	2/23/2014 11:33 AM
18	Willis Road, noticed East of Tuttle Hill	2/18/2014 6:42 PM
19	repaving of willis road	2/18/2014 3:22 PM
20	Hitchingham, Talladay, Rosbolt, Judd	2/18/2014 2:44 PM
21	Rawsonville Road between Willow and Oakville Waltz Road and the corner of Rawsonville Rd and Oakville Waltz Road. resurface the road stop patching it, also maybe put weight restrictions on Rawsonville Road, heavy trucks will only keep tearing it up causing more road repairs.	2/17/2014 6:53 PM
22	Willis rd	2/16/2014 2:17 PM
23	bemis road b/w munger and stony creek	2/16/2014 12:05 PM
24	Bemis Rd, especially by Stony Creek Rd.	2/15/2014 5:11 PM
25	Willis, Whittaker, Bemis	2/15/2014 5:01 PM
26	The new stop sign at Whittaker and Bemis backs up traffic, especially during prime work/school drive times. Consider removing for improved traffic flow.	2/14/2014 7:27 PM

## Augusta Township Comprehensive Community Survey

27	whittaker/judd AND Willis road is just plain ruined The current supervisor is a wasteful useless moron incapable of putting aside his own greed and spite to the detriment of the pothole called Willis Road	2/12/2014 11:31 PM
28	Willis Rd- ANYWHERE Better grading efforts in spring.	2/12/2014 5:59 PM
29	WILLIS RD>	2/12/2014 2:08 PM
30	WILLIS ROAD is a bombing range!!	2/11/2014 9:52 AM
31	Willis Road, parts of Stony Creek	2/10/2014 9:50 PM
32	Various, I will defer to the residents of Augusta	2/9/2014 8:46 PM
33	Whittaker and Willis Roads	2/9/2014 6:10 PM
34	Willis Rd. - widen and re-install Bemis - pave and repair	2/9/2014 3:52 PM
35	Willis at Whittaker needs a traffic light	2/8/2014 7:28 PM
36	Willis road from Carpenter Road on the west to Rawsonville Road on the east.	2/7/2014 10:06 AM
37	willis rd and willis and rawsonville intersection	2/6/2014 3:20 PM
38	Rawsonville	2/3/2014 12:10 AM
39	Willis Rd. between stony creek and carpenter rd.	2/2/2014 7:44 PM
40	Willis Rd. is no good, too many potholes!	2/1/2014 12:02 PM
41	Bemis	1/31/2014 8:42 AM
42	Bunton Rd	1/30/2014 10:50 AM
43	Willis Road, Country Lane/Pinehurst/Rustic Lane	1/29/2014 11:32 AM
44	Willis Road and the Willis Rawsonville interchange	1/28/2014 5:15 PM
45	Stoney Creek, Willis, Bemis (these roads have suffered this winter)	1/27/2014 4:23 PM
46	Willis Rd	1/27/2014 1:56 PM
47	repave Willis road with a walking/biking path, pave Bemis Road with a walking/biking path, the intersection of Bemis and Stony Creek Rd. could use improvement (lots of accidents there). There should also be a turn lane on Willis Rd. going into the high school.	1/22/2014 9:54 PM
48	Beims needs to be paved and have a bike path or walking path to connect the metro parks. This would require improvements to Beims and Stony Creek rd. Willis is in terrible shape. The intersection where Railsplitter intersects with Willis is dangerous and should be widened with a turn lane.	1/22/2014 1:07 PM
49	Willis road between Stony Creek and Whittaker. Needs to be paved or repaired big time.	1/21/2014 2:29 PM
50	Willis Rd!	1/19/2014 1:07 PM
51	Willis Road Willis Road/Whittaker Road intersection	1/17/2014 9:06 PM
52	Talladay Rd from Whittaker East paved. All of Willis Rd. new top. Tuttlehill Rd.to Willow, Rosebolt, Hitchingham from Milan Oakville to Arkona. Arkona from Whittaker to Hitchingham. Torrey Rd., Liss Rd., Stony Creek, Judd Rd West of Whittaker.	1/17/2014 8:22 PM
53	Willis and Whittaker. Willis and Bunton Roads pavement.	1/17/2014 7:17 PM
54	Those that need it most	1/17/2014 2:07 PM
55	All of Liss Road needs to be rebuilt/stoned between Whittaker and Rawsonville. Liss Road has not been rebuilt/stoned in many years and there are times when one cannot get through the mud during the spring thaw and you end up getting stuck. The other concern is the response time of the ambulance trying to drive through the mud and what if they get stuck. In the past, buses have ended up getting stuck out here and I would assume an ambulance would get stuck as well and one could potentially lose their life because of this. Liss Road is just horrible during the spring thaw and I am worried about this spring because of the winter we have had thus far. I beg you to please do something for the people who live on Liss Road because we are paying taxes just like everyone else.	1/16/2014 8:17 PM

## Augusta Township Comprehensive Community Survey

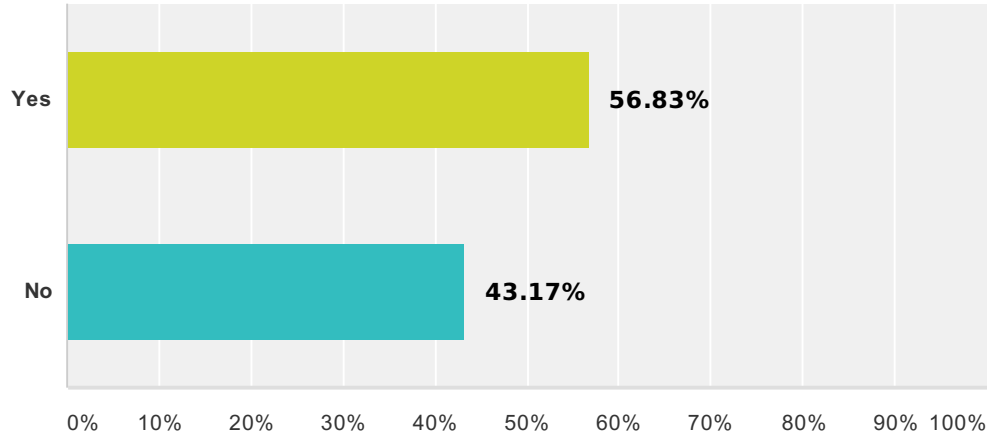
56	Wills Road resurfacing, and all dirt roads need base rebuilt and new ditches	1/16/2014 1:17 PM
57	Judd road is a disaster. It has a lot of commercial traffic and is crumbling under the pressure. It needs the berms at the edges leveled to road height to allow the road to drain. It needs a long term maintenance plan.	1/15/2014 5:32 PM
58	Judd & Whittiker is in danger of totally eroding.	1/15/2014 4:06 PM
59	Anything along Willis Road and Whittaker Roads; especially, the Willis Road and Rawsonville Road Intersections.	1/15/2014 3:18 PM
60	willis road is too narrow and in poor condition	1/13/2014 8:24 AM
61	It would be nice to reduce numbers of dirt roads.	1/6/2014 9:30 PM
62	Liss rd. We need new stone / gravel and the holes filled in.	1/6/2014 7:11 PM
63	Generally ..... Pave gravel roads	1/6/2014 12:59 PM
64	Liss Rd. between Whitaker and Rawsonville need to be restoned very badly. It hasn't been restoned since my husband was a kid. Probably about 30 to 35 years ago. It gets very bad in the spring and always need to be graded during the summer. There is no base left to this road. Again it is Liss Rd. between Whitaker and Rawsonville. Thank you Sandy Elka	1/6/2014 9:06 AM
65	willis road- please from whittaker to stoney creek!!!! bemis too, from hitchingham to stoney creek	1/5/2014 10:22 PM
66	1. Willis Road at the top of the list.	1/2/2014 10:05 PM
67	Willis Road from Rawsonville to US 23 is TERRIBLE!!! Need to improve!!!	1/2/2014 9:55 PM
68	paving Hitchingham Rd between Bemis and Willow	1/2/2014 1:17 PM
69	Judd between Tuttlehill and Bunton	1/1/2014 4:33 PM
70	Willis Road from one end to the other	12/29/2013 3:10 PM
71	Pave those dirt roads and add better lighting/signs.	12/26/2013 7:20 PM
72	Judd Road between Whittaker and Bunton, especially the bridge west of Bunton	12/26/2013 9:01 AM
73	All township roads could use additional care. It would be better if they could receive continuing care before they deteriorate where they need major repair.	12/26/2013 5:18 AM
74	Willis road needs repaving.	12/21/2013 5:44 PM
75	Willis, Judd,	12/21/2013 3:57 AM
76	It is time to work on Willis Road. There are a couple of bridges on Willow that need work badly.	12/20/2013 11:34 AM
77	WILLIS ROAD!!!!!!!!!!!!!!!	12/18/2013 6:43 PM
78	Textile & Stony Creek intersection	12/18/2013 6:04 PM
79	Willis Road, Whittaker & Willis Intersection, Whittaker & Judd Intersection, Willis & Rawsonville Intersection	12/18/2013 10:44 AM
80	The intersection of Rawsonville Road and Oakville-Waltz Road is pot-hole laden and is in desperate need of basic repairs. Portions of Rawsonville Road between Willow and Oakville-Waltz Roads are in need of resurfacing or at least the application of a stone/tar topcoat as has been done on other roads in the township. The heavy tractor/trailer traffic on Rawsonville Road in general is likely responsible for these road conditions. Most of the other roadways that I have traveled in the township seem to be pretty good shape overall.	12/17/2013 9:05 PM
81	A traffic light at Bunton at Willis Rd., Whittaker at Willis Rd., Stony Creek at Willis Rd. Willow Rd., at Whittaker Rd.	12/16/2013 10:21 AM
82	Willis & Rawsonville Willis & Bunton Willis Rd. by Noah's Ark Pet Hospital (remove large tree by road north side )	12/15/2013 3:44 PM
83	Bemis Road between Stony Creek and Carpenter, especially at the intersection of Bemis and Stoneham. It is in a valley and that spot is always full of pot holes and washboard grading.	12/14/2013 2:50 PM
84	Tuttle Hill, Barton - gravel road maintenance is poor	12/14/2013 11:02 AM
85	Rawsonville and Wills Rds.	12/13/2013 1:02 PM

## Augusta Township Comprehensive Community Survey

86	Willis Rd. between Rawsonville Rd. and Carpenter Rd.	12/12/2013 7:42 PM
87	Tuttle Hill Road needs paving, but ONLY if speed bumps AND speed limits are included. We see a large number of pickup trucks streaking down the road at probably 60mph+ when the weather is decent. It is a long stretch with few stop signs, so it's easy to see why speeding is so tempting. My husband and I walk a lot and pick up ten or so new liquor bottles off the side of the road every few weeks, so we know there is a lot of drinking and driving going on, too. There are many families with young children on this road and it is a tragedy waiting to happen.	12/12/2013 5:24 PM
88	Willis Road tyar and stone	12/12/2013 11:59 AM
89	Bemis Rd. west of Stoney Creek. A sign designating a hidden road needs to be put up West of Stoneham Dr. on Bemis Rd. Also Willis Rd. needs to be improved.	12/12/2013 10:55 AM
90	Willis Road from US-23 all the way to Rawsonville Road. It's in deplorable and pathetic bad condition.	12/12/2013 10:06 AM
91	Willis Rd Please!	12/11/2013 11:29 PM
92	OURS!!! Talladay Rd	12/11/2013 9:39 PM
93	Hitchingham rd paved.	12/11/2013 7:34 PM
94	Willis Rd. needs to be repaved.	12/11/2013 5:23 PM
95	Whittaker Willow Rd. South to Oakville-Milan	12/11/2013 4:58 PM
96	Rawsonville Road south of Willow Rd.	12/11/2013 1:39 PM
97	Willis Road has been maintained in the last 10 years While other less traveled roads (Willow and Whitaker) have had stone and ditches served at least twice during this same time frame. This is a main road for schools and commuters. IT NEEDS TO BE FIXED.	12/11/2013 11:50 AM
98	Rawsonville rd & Willis rd intersetion first and foremost. Whitaker & Willis road (need an actual light due to school buildings/traffic). Hitchinhgjam rd from Willis to Bemis to complete the paved perimeter of the school zone.	12/10/2013 9:55 PM
99	willis rd.,willis rd.,willis rd.,willis rd.!	12/10/2013 8:14 PM
100	willis rd	12/10/2013 8:13 PM
101	WILLIS ROAD!	12/10/2013 10:30 AM
102	Willis Rd	12/10/2013 7:53 AM
103	Rawsonville Road from Willow to Oakville Waltz.	12/9/2013 10:41 PM
104	Willis Road repaving including Willis & Rawsonville Rds. intersecion	12/9/2013 10:26 PM
105	roundabouts instead of 4-way stops. most roads need to be wider to allow or bikes and or walking	12/9/2013 8:21 PM
106	Willis between Whittaker and Stoney Creek. Actually all of Willis. It is pretty bad.	12/9/2013 7:28 PM
107	BEMIS ROAD	12/9/2013 5:55 PM
108	Willis Rd Stoneycreek to Rawsonville, Bunton rd (willis rd south)	12/9/2013 4:29 PM
109	Bunton and Liss which is a mess winter and spring and large rains	12/9/2013 4:22 PM
110	willis road	12/9/2013 2:47 PM
111	Bemis, between Bunton and Rawsonville, Bemis, basically East from Carpenter to Rawsonville	12/8/2013 4:07 PM
112	I don't know of any that need to be redone, but the back roads need to be kept up during rains and thaws. We don't need them paved, just taken care of.	12/7/2013 4:34 PM

### Q11 Would you support special assessments, bonding or other means to improve roads and bridges within the Township?

Answered: 139 Skipped: 19

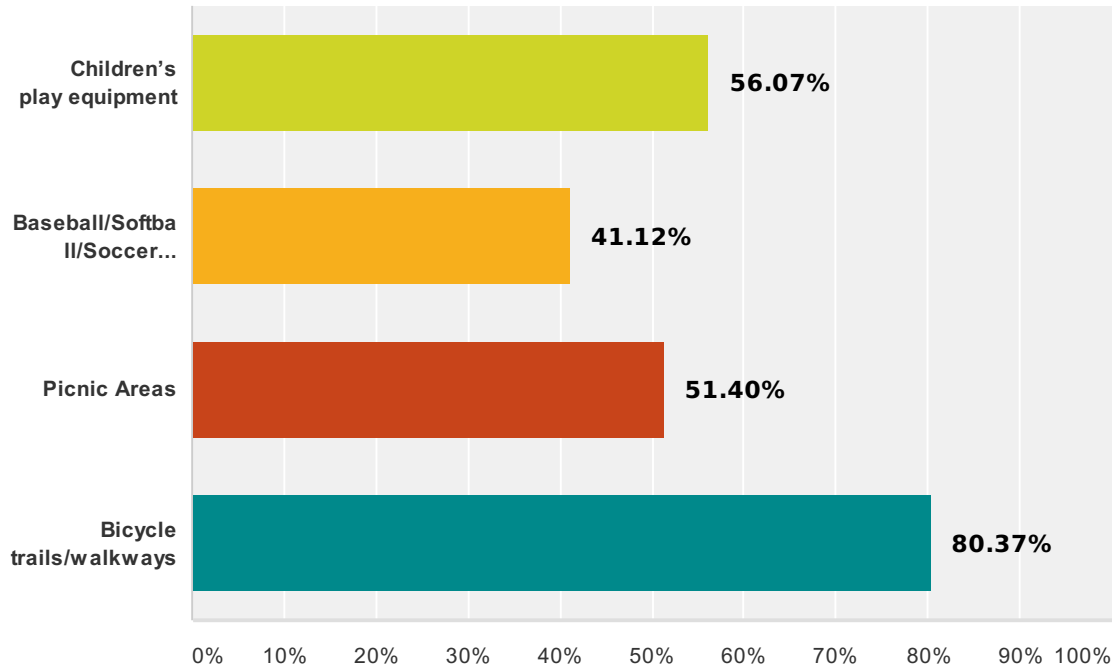


Answer Choices	Responses	
Yes	56.83%	79
No	43.17%	60
<b>Total</b>		<b>139</b>



**Q12 If Augusta Township develops parks, what types of facilities would you like to see developed? Check all that apply.**

Answered: 107 Skipped: 51



Answer Choices	Responses
Children's play equipment	56.07% 60
Baseball/Softball/Soccer fields	41.12% 44
Picnic Areas	51.40% 55
Bicycle trails/walkways	80.37% 86
<b>Total Respondents: 107</b>	

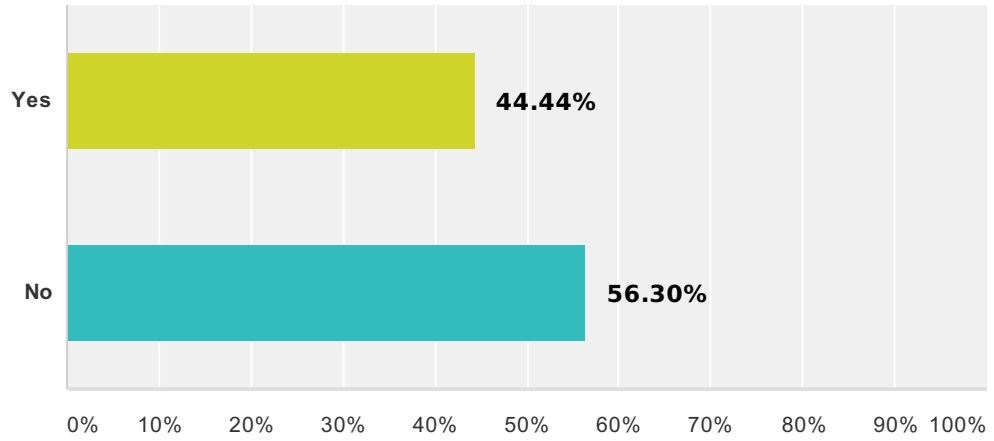
#	Other (please specify)	Date
1	Swimming Pool	4/1/2014 4:31 PM
2	Only in the subs	3/31/2014 9:23 AM
3	Horse trails	3/24/2014 11:24 AM
4	public recreation center	2/23/2014 11:34 AM
5	why have parks when the gates are locked	2/15/2014 5:26 PM
6	All of these are great ideas	2/9/2014 8:47 PM
7	We should do all that we can to preserve the rural nature of the township	1/22/2014 1:08 PM
8	a community park	1/16/2014 1:19 PM
9	none	1/6/2014 9:31 PM

## Augusta Township Comprehensive Community Survey

10	Lots of trails for combination bike , walk and most important , golf carts alongside all major roads . Because gas prices are too high , and it's a cheap and fun way to get around town . Make them CHEAP fine limestone paths for easy low cost maintainence	1/6/2014 1:06 PM
11	gym / exercise center	12/26/2013 9:02 AM
12	none	12/22/2013 11:34 AM
13	At least one maybe two dog parks	12/15/2013 3:45 PM
14	None	12/14/2013 9:19 PM
15	woodland trails, meadows and natural areas	12/11/2013 9:41 PM
16	none	12/11/2013 7:35 PM
17	Dog park	12/10/2013 9:56 PM
18	NO OPINION	12/9/2013 5:55 PM

### Q13 Would you support a millage to pay for recreation activities in Augusta Township?

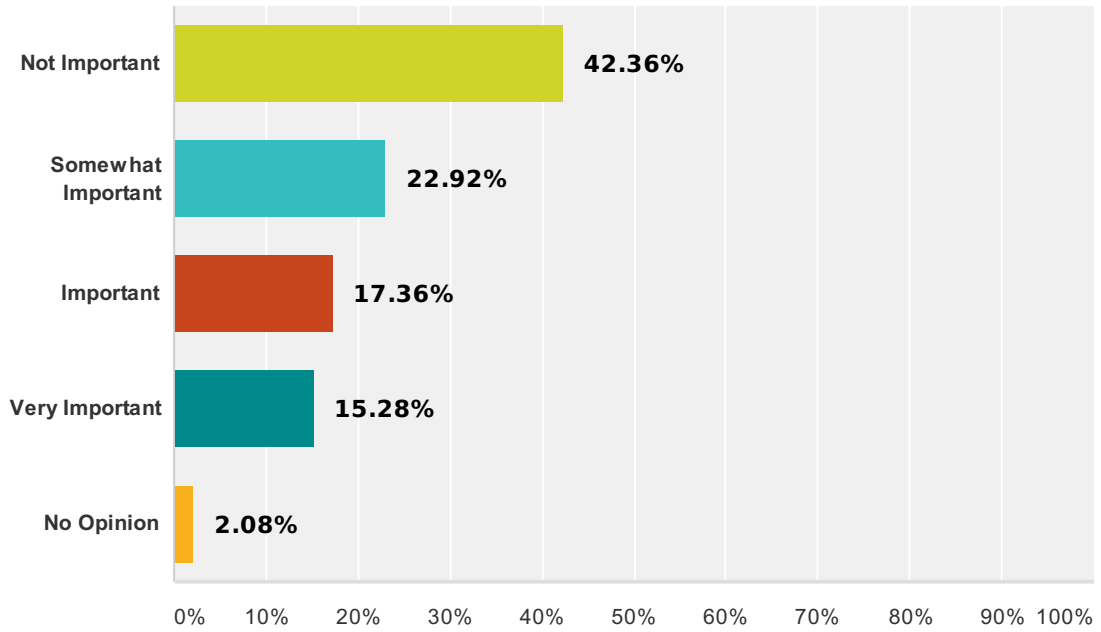
Answered: 135 Skipped: 23



Answer Choices	Responses	
Yes	44.44%	60
No	56.30%	76
<b>Total Respondents: 135</b>		

### Q14 How important is non-motorized transportation and bike path connections within Augusta Township to regional parks or other recreation opportunities?

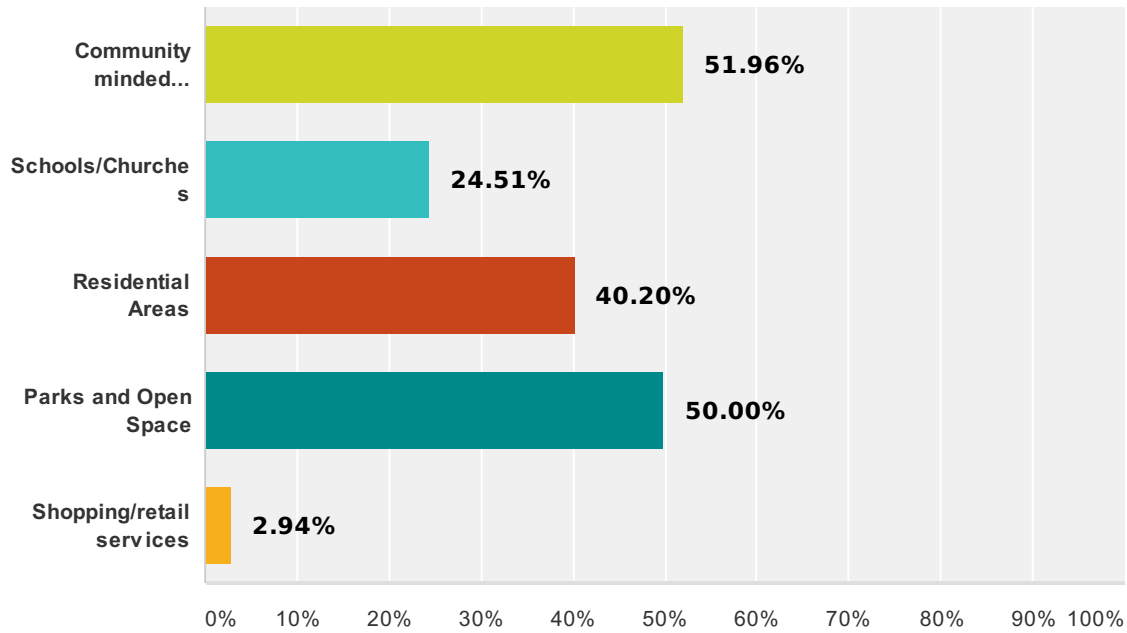
Answered: 144 Skipped: 14



Answer Choices	Responses	
Not Important	42.36%	61
Somewhat Important	22.92%	33
Important	17.36%	25
Very Important	15.28%	22
No Opinion	2.08%	3
<b>Total</b>		<b>144</b>

### Q15 What do you like of living in Augusta Township? Check all that apply.

Answered: 102 Skipped: 56



Answer Choices	Responses
Community minded neighbors	51.96% 53
Schools/Churches	24.51% 25
Residential Areas	40.20% 41
Parks and Open Space	50.00% 51
Shopping/retail services	2.94% 3
<b>Total Respondents: 102</b>	

#	Other (please specify)	Date
1	Being rural and left alone	4/1/2014 4:29 PM
2	Rural and Lake Lenore	4/1/2014 4:26 PM
3	Open Space / Rural Character	4/1/2014 4:22 PM
4	Dirt roads and what's left of its once rural character	3/31/2014 11:57 AM
5	Farming; woodlands; open spaces	3/31/2014 9:24 AM
6	open spaced homes with land	3/22/2014 9:13 AM
7	Not much these days	3/18/2014 3:44 PM
8	Rural Peace and Quite	3/11/2014 4:02 PM
9	I like the country feel of being away from a big city but yet close enough to the big city	3/6/2014 11:37 AM
10	open space and Farm Land	2/23/2014 11:37 AM
11	Generations of families that live in the neighborhood, quiet yet active community, fresh air, awesome views of the sky and nature	2/18/2014 6:51 PM

## Augusta Township Comprehensive Community Survey

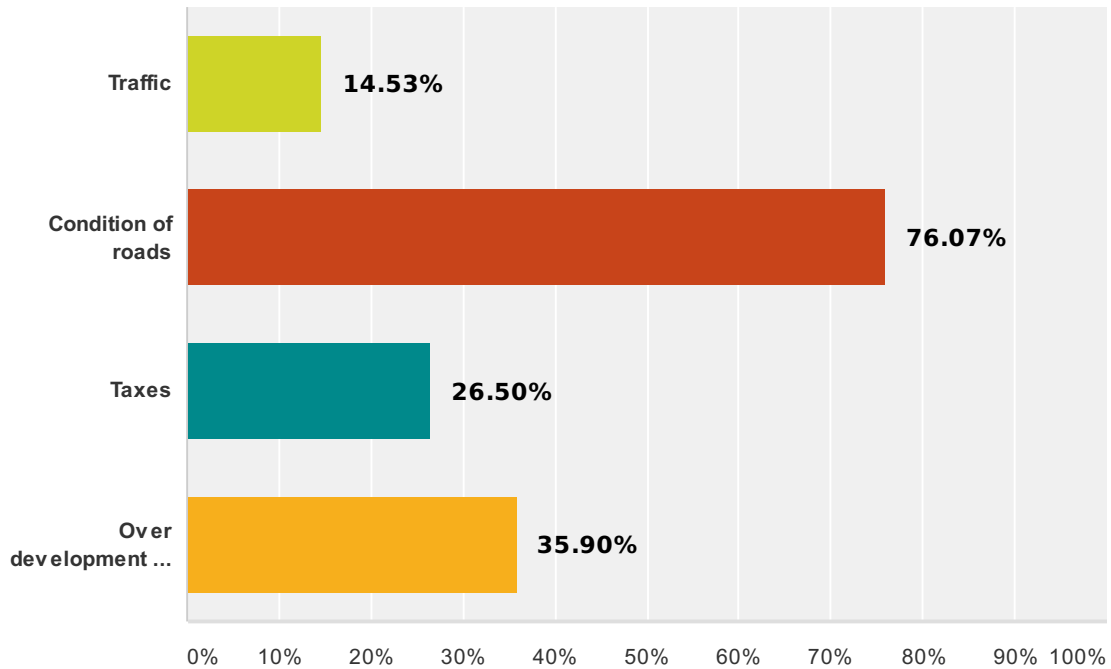
12	quiet life of living in the country	2/18/2014 3:24 PM
13	rural setting	2/15/2014 5:26 PM
14	Quiet, peaceful, country setting	2/14/2014 7:38 PM
15	AT has no parks ..this is ridiculous	2/12/2014 11:32 PM
16	Agricultural	2/12/2014 12:22 AM
17	Nothing -- moving as soon as market improves	2/11/2014 9:54 AM
18	Small town community feeling	2/8/2014 7:30 PM
19	I love it that it's rural	2/1/2014 12:04 PM
20	Open farm land	1/28/2014 5:17 PM
21	the rural nature of the township (farm fields, etc.)	1/22/2014 9:56 PM
22	Rural living. I moved to Augusta because of the land around the houses	1/22/2014 1:11 PM
23	That's it country	1/19/2014 1:08 PM
24	Rural community	1/17/2014 7:21 PM
25	quiet, clean air, open space, no traffic, no noise	1/15/2014 5:35 PM
26	Rural property which we are able to develop & use independently	1/15/2014 4:53 PM
27	The rural community	1/6/2014 7:12 PM
28	But we need more grocery stores , big ones.	1/6/2014 1:08 PM
29	Rural atmosphere	1/5/2014 8:21 PM
30	I have lived in Augusta Twp all my life.	1/2/2014 10:07 PM
31	Peace and space	12/29/2013 3:11 PM
32	low taxes	12/26/2013 1:15 PM
33	Rural atmosphere	12/26/2013 5:22 AM
34	no commercial development- I moved here to be away from excessive traffic and development	12/22/2013 11:37 AM
35	I like the open spaces and large property lots	12/21/2013 4:03 AM
36	Keep the woods, wetlands and farm land in the township	12/20/2013 11:37 AM
37	Rural conditions	12/17/2013 9:05 PM
38	Life time resident	12/16/2013 10:22 AM
39	country living	12/15/2013 3:45 PM
40	None	12/13/2013 1:04 PM
41	NA	12/11/2013 10:11 PM
42	rural setting, small post office	12/11/2013 9:43 PM
43	privacy	12/11/2013 8:51 PM
44	Not very many neighbors I like the country.	12/11/2013 7:37 PM
45	Rural undeveloped areas	12/11/2013 5:25 PM
46	quiet & privacy	12/11/2013 11:14 AM
47	All other areas are in need of improvement/expansion	12/10/2013 9:57 PM
48	Rural Character, light traffic off main roads	12/9/2013 10:48 PM
49	Rural	12/9/2013 10:29 PM
50	Know no better, lived here all my life	12/9/2013 7:31 PM
51	Rural open areas	12/9/2013 4:32 PM

## Augusta Township Comprehensive Community Survey

52	Privacy away from busy roads, gangs and breakins	12/9/2013 4:27 PM
53	the open spaces and farm land, lets keep it that way	12/9/2013 2:49 PM
54	Why are we concerned about parks and milleges when we could care less about burnt houses that ruin everyone property value??	12/8/2013 7:23 PM
55	I like that this is a RURAL area and I feel it should stay that way.	12/7/2013 4:36 PM

### Q16 What do you dislike of living in Augusta Township? Check all that apply.

Answered: 117 Skipped: 41



Answer Choices	Responses
Traffic	14.53% 17
Condition of roads	76.07% 89
Taxes	26.50% 31
Over development and loss of open space	35.90% 42
<b>Total Respondents: 117</b>	

#	Other (please specify)	Date
1	No community activities	4/1/2014 4:31 PM
2	Dirt roads need more frequent attention.	4/1/2014 4:22 PM
3	The township has dramatically changed in last 20 years, and not in a nice way	3/31/2014 9:24 AM
4	Government is in shambles!	3/18/2014 3:44 PM
5	Lax enforcement of zoning laws. Needs clearcut definition of agricultural zoning districts--Not Ag/Res.	3/14/2014 9:44 PM
6	Police Service which is nonexsistant. You call 911 and you never have police show up.	3/6/2014 11:37 AM
7	senior and low income housing development and improvements	2/23/2014 11:37 AM
8	This winter has taken a toll on Willis Road. Otherwise nothing.....	2/18/2014 6:51 PM
9	too much development/subdivision and modular parks	2/18/2014 3:24 PM
10	Cable companies, would like to see WOW cable, much better customer service. Also recycle service at home not at township hall, some people abuse and misuse it at hall.	2/17/2014 6:58 PM



## Augusta Township Comprehensive Community Survey

11	Lack of small business/shops/dining. Run down/abandoned homes	2/14/2014 7:38 PM
12	the supervisor is a fool and the treasurer is incompetent	2/12/2014 11:32 PM
13	Loss of Agricultral	2/12/2014 12:22 AM
14	Water is liquid gold	2/11/2014 9:54 AM
15	Subdivisions	1/28/2014 5:17 PM
16	Current zoning restrictions. Example is it stupid to require a 40 foot set back from the back of a property in RR zone. A 20 foot side set back is too much. Why try to force buildings to the center of a property? Our ordinances look to be a copy and paste job from a non rural community.	1/22/2014 1:11 PM
17	The clique that seems to control the government and how some of the zoning is not followed or enforced.	1/17/2014 7:21 PM
18	a non-functioning BOT wasting our taxpayer money	1/16/2014 1:20 PM
19	Lack of local government enforcement of ordinances. Poorly thought out development that drains our rurally limited resouces and stands vacant. Lack of cooperation between the township & the county so that all available financial resoures are not applied for, and the BOT is too busy bickering, and in some cases just not doing their job, for which they were elected, to balance the budget or go to County meetings or keep their residents informed about how their tax money is being used or wasted.	1/15/2014 4:53 PM
20	The township board	1/6/2014 7:12 PM
21	Lack of shopping	1/6/2014 1:08 PM
22	The local government seems to constantly bicker like children	1/6/2014 10:42 AM
23	Liss Rd between Whitaker and Rawsonville needs to be restoned very badly!	1/6/2014 9:09 AM
24	lack of sidewalks and bike paths	12/26/2013 7:22 PM
25	Lack of ordinance enforcemant, Unattractive commercial buildings, no thoughtfulness in the planning of commercial and mixed use areas to preserve and create attractive business areas. Poor upkeep of properties and deterioration of the villages. They do not look attractive or charming. BOT does NOT address citizen needs especially with ordinance compliance, service and/or information.	12/21/2013 4:03 AM
26	I could see the need for a semi park in the township rather then having them parked on the corner of Willis and Whittaker roads.	12/20/2013 11:37 AM
27	Lack of police protection	12/18/2013 6:08 PM
28	antagonistic & divided local government	12/18/2013 10:47 AM
29	The lack of a mainstream grocery store	12/17/2013 9:05 PM
30	Not enough development in regards to shopping areas	12/13/2013 1:04 PM
31	Still living with wells and septics.	12/12/2013 10:57 AM
32	Na	12/11/2013 10:11 PM
33	unpaved roads, mosquitoes	12/11/2013 9:43 PM
34	Mean neighbors that are into everyone's business.	12/11/2013 7:37 PM
35	Gravel rds need to be scraped more often	12/11/2013 5:01 PM
36	speed limit on dirt roads. should be limit of 35 mph	12/11/2013 11:14 AM
37	water bill	12/11/2013 8:57 AM
38	run down housing	12/10/2013 8:16 PM
39	semi traffic on rural dirt roads	12/10/2013 7:54 AM
40	frequent recall votes, township wasting taxpayer dollars	12/9/2013 10:48 PM
41	lack of broad ban internet	12/9/2013 8:22 PM
42	Bickering of township officers., roads	12/9/2013 7:31 PM

## Augusta Township Comprehensive Community Survey

43	Truckers living in the area bringing the trucks home Its tearing up the roads	12/9/2013 4:32 PM
44	Township stupid self serving politicians. Our township would be better off if we just cleaned house and started completely fresh with NON of the positions from the past or present	12/9/2013 4:27 PM
45	The ugly burnt/empty homes that are just left standing. Don't we have any laws about this??	12/8/2013 7:23 PM
46	The traffic is fine and the taxes are reasonable. We don't need any more trailer parks or neighborhoods.	12/7/2013 4:36 PM

**Q17 Are there specific areas of concern that you have about the Township that should be addressed?**

Answered: 85 Skipped: 73

#	Responses	Date
1	Clean Paint Creek and other drains.	4/1/2014 4:34 PM
2	Have Township Officials get along. Stop suing each other.	4/1/2014 4:29 PM
3	As long as we have people who must get their water at the Township Hall, we will never be a first class Township. Can we fix this?	4/1/2014 4:23 PM
4	It has become an unfortunate tradition for decades now that certain factions within the Twp Board and other commissions, along with a handful of co-conspiring citizens, deliberately undermine the efforts of those who've been qualified and dedicated to serving our residents' best interests. We're actually infamous not just throughout MI, but in other states for our ongoing political and litigious antics, all of which cost the taxpaying residents dearly. We need to bring honesty, integrity, and a decent work ethic back into all of our township services, not just among a few of the members, but across the board.	3/31/2014 12:15 PM
5	Total lack of ordinance enforcement for last 10 years; blight; trash; illegal truck operations everywhere.	3/31/2014 9:26 AM
6	Gov't officials should enforce ordinances and listen to us instead of their personal agendas	3/18/2014 3:47 PM
7	Don't have zoning ordinances that you have no intent to enforce. Poor definitions of how animals are kept in predominantly residential areas. A clearer definition of agricultural designations—not ag/res—ambiguous and non-enforceable. More cooperation between township government and Lincoln Schools (our largest employer and "customer" for township services such as water, sewer, etc. Township-wide trash pickup (our present piecemeal private trash pickup is too expensive for residents. More professional attitude on Township Board—fewer preset coalitions that lead to constant fighting, a lot of resources spent on lawsuits. I'd vote for a Professional Administrator instead of the present non-functional township board—or let Washtenaw take over services such as tax collection.	3/14/2014 9:53 PM
8	Better Fire service that doesn't rely on other municipalities to serve consistently as the primary effective response in the event of structural fires.	3/11/2014 4:03 PM
9	I love our township. I love that it is not over crowded and it is a good family community. I worry that some of these large unused lots are going to bring in new sub divisions. I worry that it will bring along more families and crowd our schools. I left the city/crime and the traffic behind when I moved here 7 years ago. I would hate to see our community build up and become more commercial.	3/10/2014 12:56 PM
10	Police and Law Enforcement, which seems to not exist with in the township.	3/6/2014 11:38 AM
11	Transportation for people with disabilities	2/27/2014 1:44 PM
12	there is no stores to go to.	2/23/2014 11:37 AM
13	At the moment no....	2/18/2014 6:52 PM
14	lived here all my life. love living in the country. hate seeing that quiet removed by over development of the subdivisions, modular home parks. it has created more noise, traffic and crime. the area used to be a wonderful place for long walks with your family. now too much traffic, not safe for walks anymore. we dont need anymore housing. The surrounding communities/areas have that if needed.	2/18/2014 3:29 PM

## Augusta Township Comprehensive Community Survey

15	Some local residence flying down roads on ATV's, Snowmobiles at high rates of speed, driving snowmobiles on private property, residence should be able to report them and have action taken. At the recycle dumpster, somehow make restrictions for township residence only to use dumpster only, non residence are obviously using dumpster as its already full by Saturday morning and it was just delivered on Friday afternoon. Also recycle items should be bagged so loose article don't fall out and have to be collected from someone else to pickup the mess. Possibly have the township hall open later 1 night a week allowing residence that work later shifts then 4pm to access the hall to make payments in person, ask questions, etc. Would be nice to see police to patrol area roads and backroads more often. We have been here 2 years and have never seen one ever drive down our road. Only have seen them when we got broken into and had to call them. Have residence clean up their property or get fined, some have so bad they attack rats and are eye sore and makes the surrounding area look trashy.	2/17/2014 7:12 PM
16	Clerk and Supervisor of township not working together	2/16/2014 2:19 PM
17	certain persons being ta	2/15/2014 5:26 PM
18	Preserving farmland and open spaces - slowing development	2/15/2014 5:13 PM
19	We REALLY want/need better recycling programs! The recycling container at Township hall is constantly full, and not-useable. Driving to it, after saving recyclable trash, is almost always a waste of time and we have to throw it in the regular garbage. Please fight to have household recycle bins from Waste Management or get several large containers at the Township Hall so it is actually useful.	2/14/2014 7:42 PM
20	the township supervisor and his buddies need to be taken to the nearest public square and publicly flogged for their complete lack of competence.	2/12/2014 11:34 PM
21	Animal welfare! There are too many unsterilized dogs and cats. I would love to see something put into place regarding better sterilization programs for Pit Bulls (see-Ypsi Township example). It would also be great to partner with HSHV to offer lost cost vaccination services at the township hall. I would also love to see a start up farmers market. We have a small scale non-profit CSA farm and I would love to expand to a farmers market within the township- offering Bridge Card double up buck bonus, etc. Easier healthy food access. I'm happy to help with either or both! brittanyautumn111@gmail.com	2/12/2014 6:02 PM
22	Development is lucrative for developers, but rarely makes a community a nicer place to live. Developers make their money and leave. The community is stuck with the public service problems.	2/12/2014 12:26 AM
23	WATER-WATER-WATER!!!!!!!!!!!!	2/11/2014 5:20 PM
24	My most important concern is with the lack of knowledge and professionalism of some of our board members. It is a great concern when these people are making huge decisions for our Township and go against ordinances. Our Township needs honest people on our board in order for this Township to make any positive changes.	2/10/2014 1:43 PM
25	Our finances are a mess. Get them straight. Start a tax retirement account (TRA). See <a href="http://taxretirement.com/">http://taxretirement.com/</a> for better explanation.	2/9/2014 3:54 PM
26	Keeping our township safe	2/8/2014 7:30 PM
27	police patrols	2/6/2014 3:23 PM
28	Keep Augusta Township rural. No more trailer parks !	2/3/2014 12:13 AM
29	No	1/31/2014 8:44 AM
30	THE ROADS !	1/30/2014 4:49 PM
31	Better communication from the Township officials to residents. Ypsilanti Courier used to have good coverage but that is non-existent to the point I cancelled the paper.	1/29/2014 11:36 AM
32	Lack of police coverage	1/28/2014 5:18 PM
33	We would love to have curbside recycling! Also some of the zoning restrictions for building setbacks do not make sense.	1/22/2014 9:58 PM
34	I believe that this survey covered them. Roads and bike and pedestrian safety. Preserve the rural nature of the township. Do not encourage development.	1/22/2014 1:12 PM
35	Fire Station is in very bad condition and the sub station is not in our county. No Sheriff protection, bad response time from State Police.	1/17/2014 8:27 PM

## Augusta Township Comprehensive Community Survey

36	Zoning ordinances need to be enforced.	1/17/2014 7:22 PM
37	I am concerned about the home/land values in this township but I do not know what the township could do to increase the value of homes/land.	1/16/2014 8:22 PM
38	How is it we do not have enough taxpayer money to pay for the improvements and always need extra millages? It seems the township board is wating the taxpaye money on lawsuits, espensive vendors we don't need, mismanagement and in-fighting that makes our township unappealing to get good vendors and service here. We don't need extra millages, we need to elect some smart people who know how to manage our tax dollars wisely. Until that happens, your survey is of no value.	1/16/2014 1:23 PM
39	I would like to see proper accounting and responsible spending of our tax money. Utilities needs to account for their spending and keep within a responsible budget. We need a better maintenance plan--not disaster repair. We need a board that works together for the good of the people. The present management is a disaster and an embarrasment to the people who live here.	1/15/2014 5:40 PM
40	The ability for Fire Department to Respond to a Structural Fire in Time to save the property. Second, to some how change the attitudes and conduct of the Board of Trustees.	1/15/2014 3:23 PM
41	all governments need a plan so I am glad you have asked for opinions	1/13/2014 8:26 AM
42	We need police prtecton	1/6/2014 7:12 PM
43	Wow !!!!! One big one !! Imagine paths for walking , biking , and most important golf carts all over the place . Imagine being able to drive all over the township in a golf cart ! Think of the \$ saved by not buying gas for our cars . I would love to be able to go to the grocery store in a golf cart . I'd save a lot of \$ in NOT BUYING GAS . In Augusta township now we are forced to drive cars 99% of the time . That is a huge waste of gas and \$\$\$\$\$\$ . The paths could be fine limestone . There is no need to pave them .	1/6/2014 1:19 PM
44	Lack of sufficient police coverage.	1/6/2014 10:43 AM
45	Again the roads. (Liss Rd)	1/6/2014 9:10 AM
46	The on-going battle within the township board that is a disgrace to the community.	1/2/2014 10:09 PM
47	We pay a lot of money in taxes!! YET there is hardly any police coverage, our fire department is in need and the roads SUCK!!!	1/2/2014 9:56 PM
48	None	1/1/2014 4:33 PM
49	not at this time	12/29/2013 3:11 PM
50	township has not soul, just a place to live	12/26/2013 1:16 PM
51	The excellent Lincoln School reputation and its location between the University of Michigan and proposed innovative industrial development in Detroit make Augusta Township an ideal residential area for young families employed by those industries. The U. of Mich. promotes entrepreneurship. A conversation with Mary Sue Coleman regarding this link could be helpful to the Planning Commission.	12/23/2013 7:49 PM
52	Leave the commercial development sub-divisions to the other communities. you can see where that leads to, just look at Canton and the over development and traffic congestion and gridlock that has occurred there. The same thing is going on in Superior township. Keep Augusta Township the way it is. Its a very enjoyable place to drive around in and live. Thanks	12/22/2013 11:42 AM
53	Communication between local twp officials and community residents is non existent unless you want \$\$\$. You want to have a master plan? Start with putting the twp residents ahead of your political and personal agendas. How can you even think that a master plan needs to be in place?	12/21/2013 5:55 PM
54	The lack of ordinance enforcement. Lack of planning to create and or maintain attractive mixed use areas such as Whittaker and Willis (villages) Roads are rundown, properties including houses and businesses are not kept up, and do add character or charm to the appearances of the villages or surrounding areas. BLIGHT throughout twp that IS NOT addressed!! This detracts from the appeal of this area. Lack of police protection and response.	12/21/2013 4:07 AM
55	I would like to see the township stay rural in nature. Development can take place in Ypsilanti Township. There are enough half built subs in the township as it is. Keep the township undeveloped and quiet. Keep all the farm land that can be kept.	12/20/2013 11:39 AM
56	1. Roads 2. Our image and reputation	12/18/2013 6:46 PM

## Augusta Township Comprehensive Community Survey

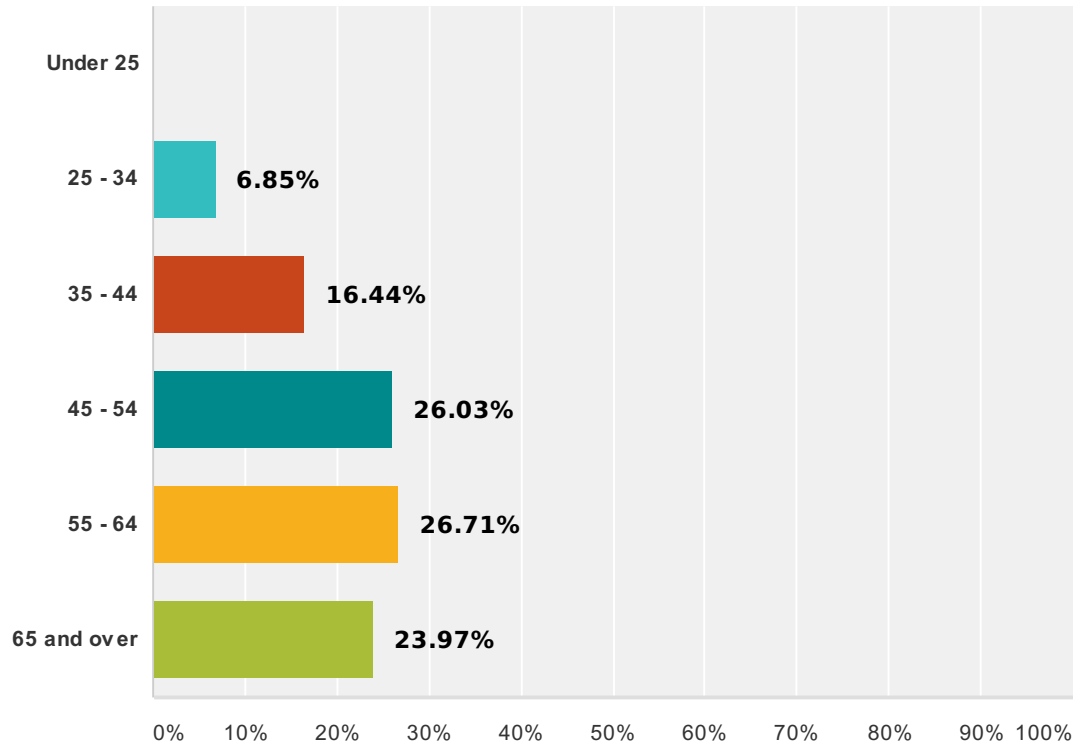
57	Road conditions & watershed concerns (streams flow over roads and into yards)	12/18/2013 10:48 AM
58	That the township officials work together and treat each other respectfully. Talk to each other & learn from each other. Each have thoughts if worked together would be of help to the people of the community. When one sets in a meeting, it is very hard to understand why the hurt of each other is more important than working with each other and for the people that elected them to their positions. Please Please work together.	12/16/2013 10:26 AM
59	NO POLICE SERVICES cannot depend on the State or Sheriff all the time. Updated fire stations ( NEW ) for both sides of township get station 2 back into the township, suggest the vacant land between the tracks and the first house just south of the tracks that could become the Main station with another on the west side near Whitaker and Willis rds.	12/15/2013 3:50 PM
60	We really do not appreciate our representatives playing politics and putting us into the position of breaching our contract with Wade Trim, causing Augusta residents to foot the bill.	12/14/2013 9:26 PM
61	Better communication, respect, common goals, and working together between board members.	12/14/2013 2:54 PM
62	Keep the tax rate low and enable basic services (primarily roads) to improve commuter experience and encourage larger tax base - let the residents and builders decide what they will then develop rather than guessing while using the residents' taxes	12/14/2013 11:08 AM
63	lack of dust control on roads, yes they are sprayer, sometimes need more.	12/14/2013 10:11 AM
64	Should not have to pay a third party for water. Need to be able to pay directly to the water company and not a third party. Need more industrial/retail shops to help with the unemployed that live in the township.	12/13/2013 1:05 PM
65	That the board stop the petty personal disagreements and put the township first. That's what you were elected for. Get any development details in writing so we don't have to pay for services that are promised with development and than not followed through on. ie. the development of housing that came with promises for fire/police department and road improvements that never happened.	12/12/2013 11:01 AM
66	What is the chance of getting a drop box at the township office for tax and water payments. Offices only open until 4:00 and Keybank closes at 4:30 mon-thurs. Most people work until 5:00 and can't make these hours. How about changing office hours to meet the needs of the residents.	12/12/2013 10:13 AM
67	Please provide road side recycling pick up. Willing to pay for the service.	12/11/2013 11:32 PM
68	no	12/11/2013 8:51 PM
69	We have to use the Milan Library when it is too far away and too small when the Whittaker rd Ypsilanti Library is larger and closer with more conveniences.	12/11/2013 7:39 PM
70	Increased recycling	12/11/2013 5:25 PM
71	Abandoned houses(especially the one burned out on Tuttle Hill north of Willow, several in Whittaker	12/11/2013 5:05 PM
72	Loss of ruralness, advancement of urban sprawl, subdivision growth making neighboring communities too much like Canton leading to horrendous traffic congestion.	12/11/2013 1:42 PM
73	FIX THE ROADS	12/11/2013 11:51 AM
74	Roads and intersections	12/10/2013 9:58 PM
75	to many abandon or neglected homes	12/10/2013 8:19 PM
76	Willis road from Rawsonville to 23 is horrible. I have watched Whittaker, Merrit, etc. Get re-paved and repaired over the years, when they hardly needed it. The huge pits and pot holes up and down Willis road and getting increasingly larger and more hazardous every year. The "cold patch" repair that is utilized every year as a "fix" is a terrible alternative to repairing the roads. It makes it just as bumpy to drive over, and as soon as the first freeze hits, they all break up anyways.	12/10/2013 10:35 AM
77	Lack of police presence. Increased crime	12/10/2013 7:56 AM
78	Enforce sign ordinance.	12/9/2013 10:51 PM
79	Blight problems increasing in the township. Township buildings outdated and zero revenue stream to replace them. No police protection.	12/9/2013 10:40 PM
80	NO, ONLY LIVED HERE FOR 2 MONTHS	12/9/2013 5:56 PM
81	Blight and tractor trailers	12/9/2013 4:34 PM

## Augusta Township Comprehensive Community Survey

82	See above statement regarding the politicians, especially the supervisory with his hand out	12/9/2013 4:28 PM
83	control all the new development of houses, keep the rural feeling out here	12/9/2013 2:50 PM
84	Yes, We've been concerned for years about abandoned homes, especially the one just n. of Willow Rd. on Tuttle Hill. This half burnt house has been standing there for at least 5 years and the Township has done nothing!! It's just disgraceful. Anyone who lives on this road would never be able to sell their homes and don't expect us to be concerned about improvements or parks when this hasn't been taken care of yet. All residents in this area are asking you to please take care of this problem.	12/8/2013 7:30 PM
85	I would like to see curbside recycling.	12/7/2013 4:37 PM

### Q18 What is your age?

Answered: 146 Skipped: 12

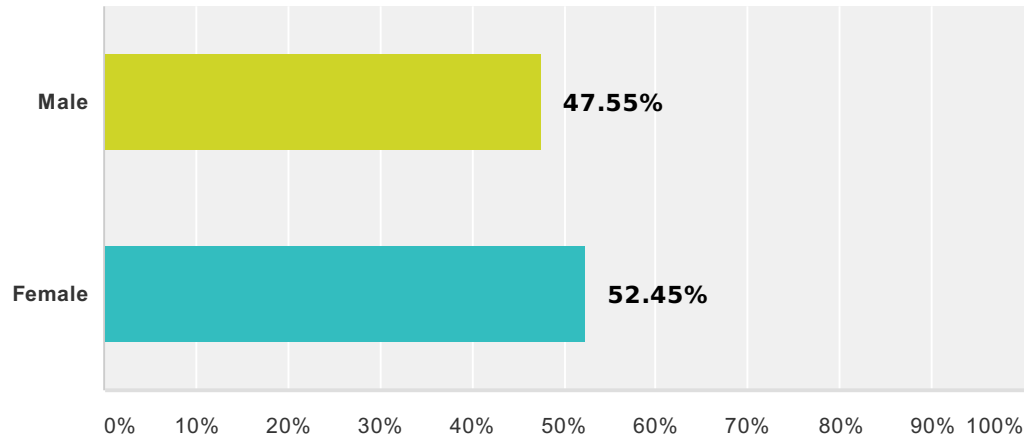


Answer Choices	Responses
Under 25	0.00% 0
25 - 34	6.85% 10
35 - 44	16.44% 24
45 - 54	26.03% 38
55 - 64	26.71% 39
65 and over	23.97% 35
<b>Total</b>	<b>146</b>



### Q19 What is your gender?

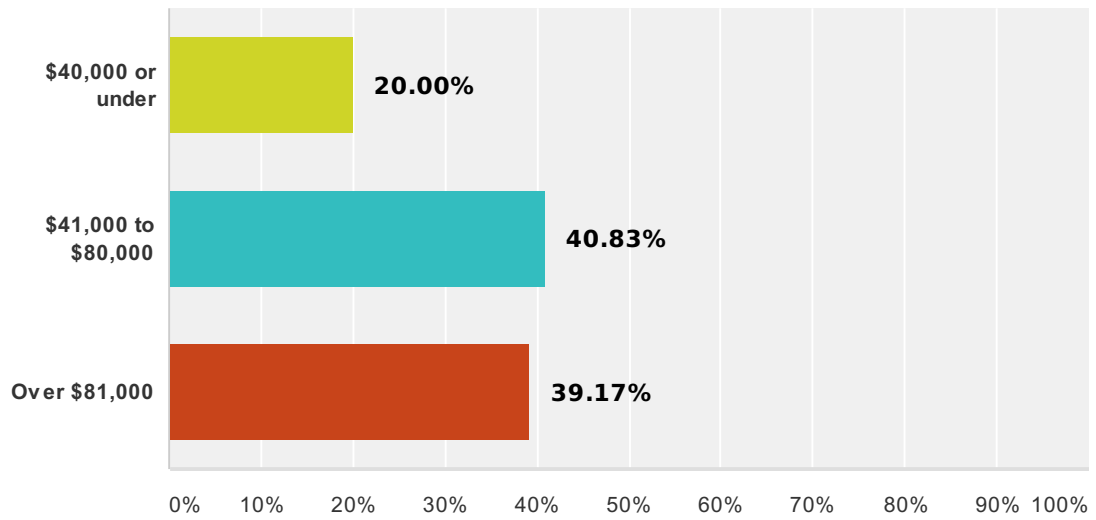
Answered: 143 Skipped: 15



Answer Choices	Responses	
Male	47.55%	68
Female	52.45%	75
<b>Total</b>		<b>143</b>

**Q20 Please select your household income.**

Answered: 120 Skipped: 38



**Answer Choices**

**Responses**

\$40,000 or under

20.00%

24

\$41,000 to \$80,000

40.83%

49

Over \$81,000

39.17%

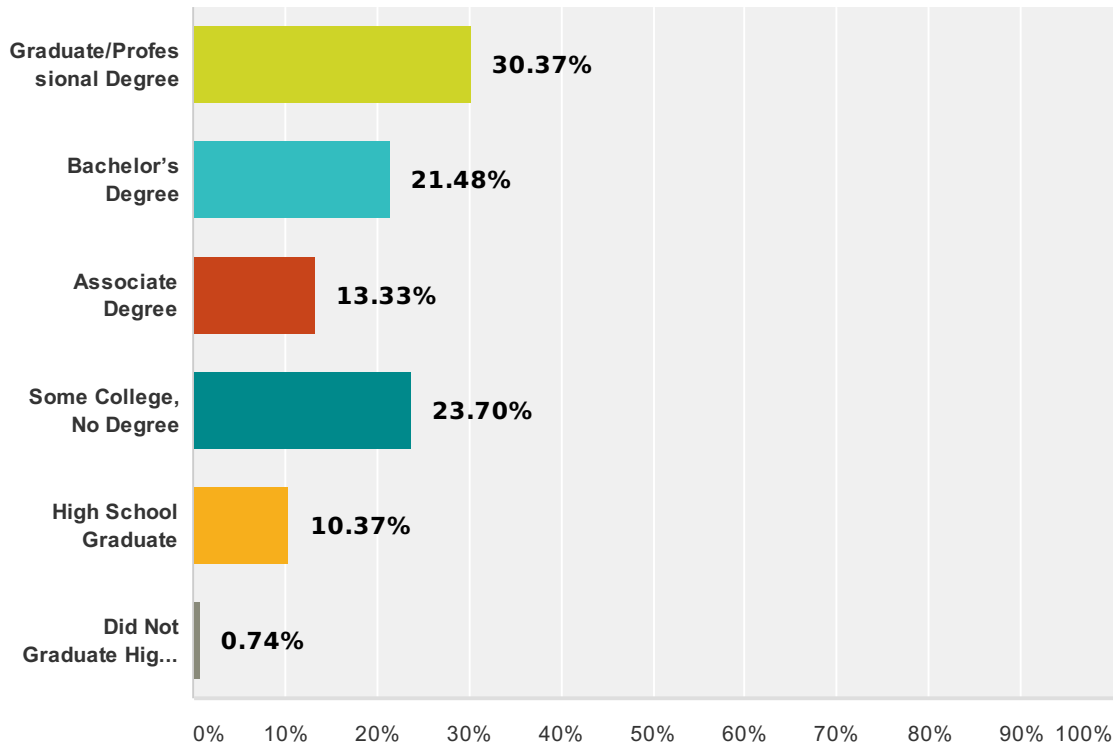
47

**Total**

**120**

### Q21 Please select your highest level of education.

Answered: 135 Skipped: 23



**Answer Choices**

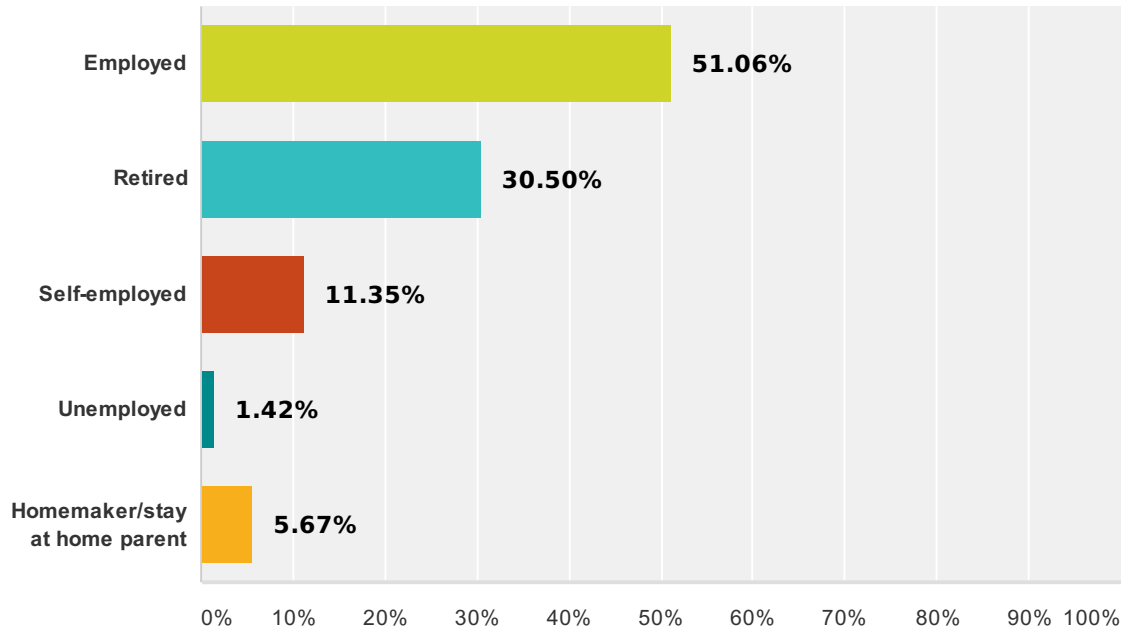
**Responses**

Graduate/Professional Degree	30.37%	41
Bachelor's Degree	21.48%	29
Associate Degree	13.33%	18
Some College, No Degree	23.70%	32
High School Graduate	10.37%	14
Did Not Graduate High School	0.74%	1

**Total** **135**

### Q22 What is your employment status?

Answered: 141 Skipped: 17



**Answer Choices**

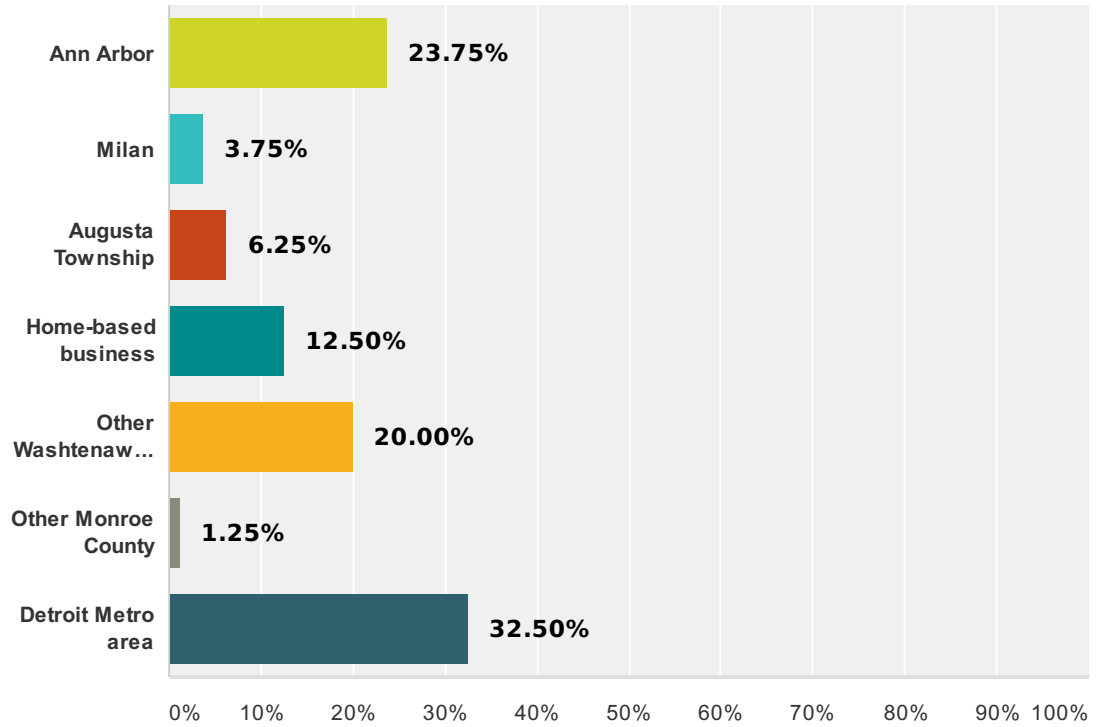
**Responses**

Employed	51.06%	72
Retired	30.50%	43
Self-employed	11.35%	16
Unemployed	1.42%	2
Homemaker/stay at home parent	5.67%	8

**Total** **141**

### Q23 If you are employed, where do you work?

Answered: 80 Skipped: 78



**Answer Choices**

**Responses**

Ann Arbor	23.75%	19
Milan	3.75%	3
Augusta Township	6.25%	5
Home-based business	12.50%	10
Other Washtenaw County	20.00%	16
Other Monroe County	1.25%	1
Detroit Metro area	32.50%	26

**Total** **80**

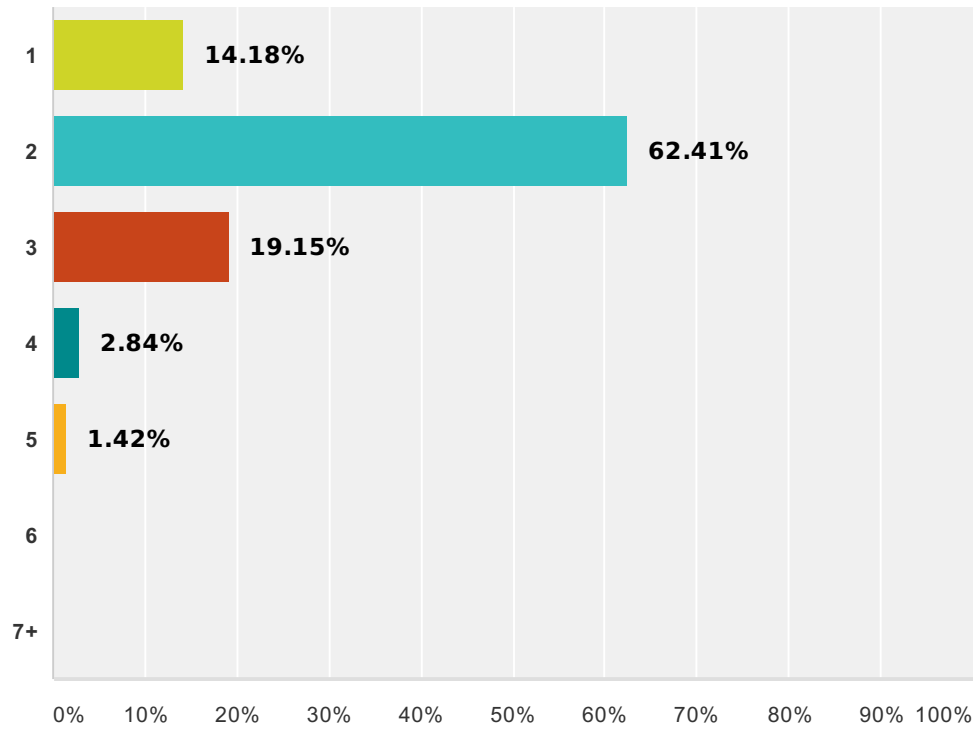
#	Elsewhere (please specify)	Date
1	Warren	3/31/2014 1:42 PM
2	Ann Arbor, Ypsilanti, Lansing, Detroit, Milan, and Monroe	2/23/2014 11:40 AM
3	New Boston, MI	2/18/2014 6:53 PM
4	Flatrock	2/17/2014 7:13 PM
5	spring arbor	2/16/2014 12:07 PM
6	Dearborn & Farmington Hills	2/14/2014 7:43 PM
7	Worked for the state of Michigan in Ypsilanti	2/9/2014 8:49 PM

# Augusta Township Comprehensive Community Survey

8	Canton Wayne County	2/3/2014 12:15 AM
9	Bloomfield Twp	1/30/2014 10:51 AM
10	Royal Oak	1/17/2014 9:07 PM
11	Garden City	12/29/2013 3:12 PM
12	farmington hills	12/26/2013 1:17 PM
13	saline	12/26/2013 9:03 AM
14	Dexter	12/9/2013 8:23 PM

### Q24 Including yourself, how many adults (over 18) live in your household?

Answered: 141 Skipped: 17



**Answer Choices**

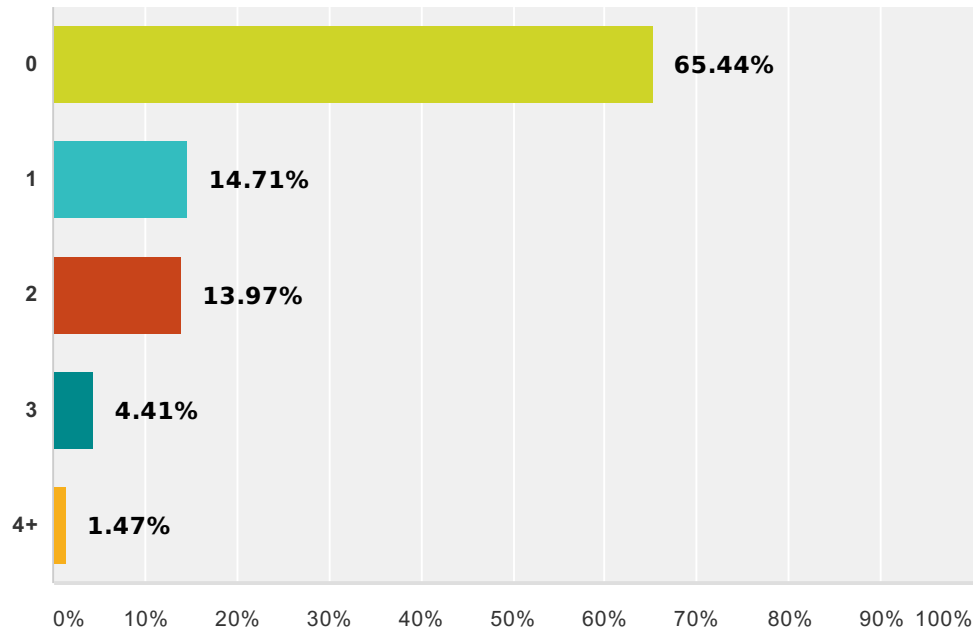
**Responses**

1	14.18%	20
2	62.41%	88
3	19.15%	27
4	2.84%	4
5	1.42%	2
6	0.00%	0
7+	0.00%	0

**Total** **141**

### Q25 How many children under 18 live in your household?

Answered: 136 Skipped: 22



**Answer Choices**

**Responses**

0	65.44%	89
1	14.71%	20
2	13.97%	19
3	4.41%	6
4+	1.47%	2
<b>Total</b>		<b>136</b>



## Q26 Is there anything else you would like us to consider?

Answered: 57 Skipped: 101

#	Responses	Date
1	Dust Control.	4/1/2014 4:35 PM
2	Township Officials GET ALONG.	4/1/2014 4:30 PM
3	Look for more ways that the Township can use volunteers to help to get all of us working together. After all, it is OUR Township.	4/1/2014 4:24 PM
4	Our latest, most horrific to date, environmental threat is fracking, for which many residents have already been urged to sign contracts allowing future drilling on their land. This all-encompassing destruction of our township, from its groundwater to our air to the very bedrock that supports our homesteads needs to be stopped before it begins! Saline recently wrote an ordinance forbidding the sale of municipal water to any local fracking operation. We need to immediately follow suit and more.	3/31/2014 12:34 PM
5	I, like my friends, moved to Augusta Township because of its rural character and farming. If you want all that other stuff, don't move here. Also plan on paying for it.	3/31/2014 9:28 AM
6	Stop the bickering and get listen to your residents! Encourage all to attend meetings. Clean up blight. Enforce ordinances. Fix roads. Stop wasting taxpayer money by getting your cronies/family contracts/jobs. Try to act like professional elected officials.	3/18/2014 3:53 PM
7	Encourage small businesses to locate on existing paved roads where utilities already exist. Keep commercial districts such as shopping centers out of high traffic areas around schools. Bunton Rd. (north of Willis Rd.), the East side of Rawsonville, Whittaker Rd., are potential areas to be zoned for light commercial.	3/14/2014 10:00 PM
8	Development of an effective Township Charter, hat replaces the current one and that it is confirmed by the public vote not just the ineffective boards that we have had in the past twenty years.	3/11/2014 4:06 PM
9	Police and Law Enforcement coverage from the county. Because there is no Law Enforcement Coverage for the township.	3/6/2014 11:39 AM
10	We need places for wheelchairs, to go up and down the street, we need stores, we need a recreational complex, we need senior housing, low income housing, rehabilitation of homes, affordable assessable transportation and housing, and child care programs	2/23/2014 11:44 AM
11	About a 1 1/2 years ago I noticed at TuttleHill & Judd there have been several "junk/garbage" drop off's left at various times thru out the year. In addition to discarded dead wildlife in the road, 8-12 large fish & 3-4 raccoons. I don't travel that way much now, however I live a 1/4 mile from that area and not sure if such activity continues. There are 2 homes distant in that immediate area and the rest farmland. If this is continuing (or in any area) I would like to see "dumping fine fee" signs. I'm not sure who could assist in these types of situations.....	2/18/2014 7:09 PM
12	preserve the farm land as much as possible. once it's gone, you can't get it back	2/18/2014 3:31 PM
13	Home owners that have roadside trees near wires or not should have to remove dead trees so that high winds, ice, etc won't interfere with power issues and/or road access. Its the homeowners responsibility to maintain property and if its left unattended then a fine should be issued. After talking to Detroit Edison they are not responsible only the home owner is. There has been many times where I have had to stop and remove large sections of trees out of the road that wasn't from my property. Also some homeowners are taking personal trash and dumping in the wooded areas behind there own residence instead of taking them to the proper facilities. Some trash is visable to some homes and is again an eyesore, stiff fines should be established as it is illegal dumping. Some can be hazardous materials, ie: oil, gas, chemicals.	2/17/2014 7:25 PM
14	Movie theater	2/16/2014 2:21 PM
15	How about a annual Township Fair or Gathering Event to bring the community together? Also, more recreational classes such as fitness, cooking, etc.	2/14/2014 7:45 PM

# Augusta Township Comprehensive Community Survey

16	Please recall Hafler and Dew and Todd and Thomton.	2/12/2014 11:35 PM
17	Agriculture is planned growth.	2/12/2014 12:30 AM
18	WATER-WATER-WATER!!!!!!!!!!!!	2/11/2014 5:21 PM
19	The community should have a township hall meeting to address this concern. Not all individuals have a computer	2/8/2014 7:37 PM
20	ADDING GRAVEL TO ALL THE DIRT ROADS & MAINTAINING THEM BETTER, ESPECIALLY IN THE DRY SUMMER MONTHS. NEED BETTER DUST CONTROL !	1/30/2014 4:51 PM
21	We must go out of the township for almost all necessary services. We need a better tax base to provide better income for the residents.	1/17/2014 8:30 PM
22	No	1/16/2014 8:23 PM
23	This is an agriculturally zoned area and we need to be able to keep animals on our property. We do not need changes to our current ordinances regarding our animal keeping. The current restrictions being considered are not wanted or needed.	1/16/2014 1:26 PM
24	I need a responsible board that can conduct itself in a professional manner. I am ashamed of the township government.	1/15/2014 5:43 PM
25	I find this cookie cutter survey to be inadequate information to reformulate the master plan.	1/15/2014 4:57 PM
26	Possible development of a recreational trail around Paint & Stoney Creeks.	1/15/2014 3:25 PM
27	would like to see results of this survey posted online	1/13/2014 8:27 AM
28	The extreme high cost of water and sewage . It is immorally high . It needs to be lowered by 80% .	1/6/2014 1:21 PM
29	The one thing that I would really like from our community is curb-side recycling.	1/6/2014 10:44 AM
30	Again Liss Rd	1/6/2014 9:10 AM
31	Non-resident recreational land owners should be valued. They pay taxes and use very few services. Current zoning that prevents the construction of an out building on land without a home is a deterrent to recreational ownership.	1/5/2014 8:28 PM
32	No	1/1/2014 4:34 PM
33	I think it would be nice if there were opportunities for the community to come together. Things that might promote cleaning up the township. I am saddened by the amount of trash on the roads. Other communities have events that bring the community out.	12/29/2013 3:14 PM
34	measure three time, cut once	12/26/2013 1:17 PM
35	Given irreversible climate change and the prediction of a hotter, drier Midwest, Augusta Township should value and preserve its wetland status for future agricultural use.	12/23/2013 7:56 PM
36	Keep Augusta Township a FARMING community	12/22/2013 11:44 AM
37	Publish the survey results for everyone to see...	12/21/2013 5:56 PM
38	Stop and the infighting in the township. Start treating each other with respect. Vote democratic and stop the tea party and the rich from hurting the country. Support unions and the working people in this country. Fight for higher wages and honesty in government. Try to buy American and do not let Walmart in the township. Support our troops. Thank you,	12/20/2013 11:44 AM
39	no	12/18/2013 6:47 PM
40	Please Work together.	12/16/2013 10:28 AM
41	getting better police presence,there is a lot of drug dealing going on in the parking lot by the Augusta woods play area late at night.this consists of cars pulling into the lot then waiting for others to show up in cars setting a couple of minutes then all cars leaving a high speed if someone else shows up or takes interest in them,when office is notified they deny there is a problem or want license plate numbers,there have been people evicted from here for dealing drugs in the recent past but it still continues especially in warm weather,i believe most of it is from people outside the area using this as a meeting point as they know nothing will be done about it by the management.	12/15/2013 4:01 PM
42	We like country living and open farmland. Augusta Township has more than it's share of Trailer Parks.	12/14/2013 9:29 PM

## Augusta Township Comprehensive Community Survey

43	Augusta township is a good place to live already. It's biggest challenge is distance - encourage development, don't decide for the residents and investors. Make it easier for people who like this area to come in - low taxes, good roads and basic services, easy to do business and build, etc.	12/14/2013 11:12 AM
44	more city water lines	12/12/2013 7:45 PM
45	Pay for trash pickup and recycling from our tax money.	12/12/2013 11:03 AM
46	To be a more representative of the residents of Augusta Township and less dictorial form of local government for the township.	12/12/2013 10:16 AM
47	Thank you for including our opinions and for considering roadside recycling.	12/11/2013 11:36 PM
48	Thanks for the survey!	12/11/2013 9:48 PM
49	I like the country atmosphere here in Augusta and when I have visitors here everyone love this area.	12/11/2013 7:41 PM
50	clean up the trash.....living and non.	12/10/2013 8:25 PM
51	Fix willis rd. OR grind up the roadway and we will use it like a dirt road. It would be smoother and the speed limit would go up. Thanks for the survey. Good work	12/10/2013 8:22 PM
52	Bikes on major paved roads are hazardous. I would like to see bike lanes at the side of major roads and/or cross country bike paths that facilitate travel to shopping destinations, schools, and business areas, with access to these paths from gravel roads that have lighter vehicle traffic, and are relatively safe for bike riders.	12/9/2013 11:03 PM
53	Enforce laws and ordinances on the books * Noise , Blight ,	12/9/2013 4:36 PM
54	Yes, fire every one in the township and start new	12/9/2013 4:30 PM
55	no shopping centers and no more manufactured home sites	12/9/2013 2:52 PM
56	As I've already stated my main concern is the abandoned homes, especially the fire damaged house on Tuttle Hill. I don't know why this is left to stand. I've seen homes in Milan that also experienced fire damage and they were bull-dozed down within a month.	12/8/2013 7:34 PM
57	Ensure that our township does not encourage any more commercial or over development. If we need anything important, Milan is only 10 minutes away. I do support the need for police and fire, and understand the importance.	12/7/2013 4:39 PM