

CHARTER TOWNSHIP
OF BRANDON
OAKLAND COUNTY, MICHIGAN



2009
MASTER PLAN

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INTRODUCTION

Planning in the Township

Planning is a process that involves the conscious selection of policy choices relating to land use, development, delivery of services, enhancement of community character, and maintenance of a quality of life which meets the expectations of Township residents. The purpose of the Master Plan is to identify the goals, policies, programs, and strategies which the Township and its residents wish to pursue. The Master Plan has involved a thorough investigation of past trends, current conditions, and alternative futures for the Township. The overall process has been structured to allow for broad participation, expression of new ideas, and creation of new concepts that will carry the Charter Township of Brandon well into the 21st century.

It is the responsibility of the Township Board and Planning Commission to prepare and adopt a Master Plan on behalf of the Township. The Charter Township of Brandon derives its authority to prepare a Master Plan from the Michigan Planning Enabling Act, P.A. 33 of 2008. The Act requires that at least every five years, the Planning Commission should review the Plan and determine whether amendments may be necessary.

An important prerequisite to community planning is to develop a common understanding of the current state of the Township as well as anticipated trends. Information gathered through this process is critical to the accurate projection of future needs and development patterns and the formulation of goals, policies, and strategies.

The Township has maintained a Land Use Plan which has been updated several times over the past twenty five years. The Township's previous Land Use Plan was adopted in March 2000 and amended in 2003 with the addition of a Natural Features Report.

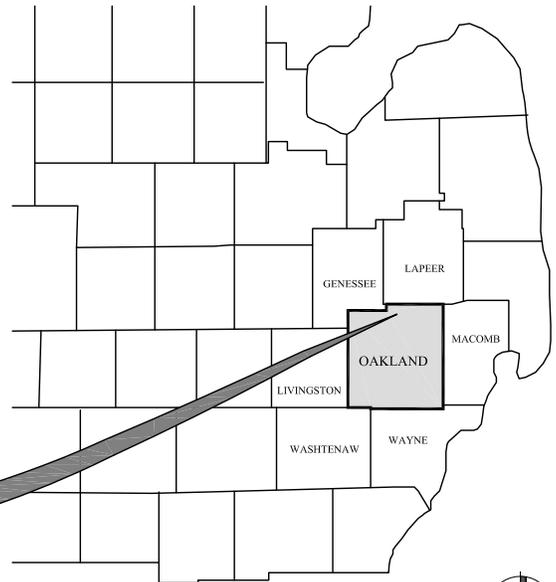
A number of studies have been conducted to evaluate existing and future conditions in the Charter Township of Brandon and update previous planning efforts. The format of this plan first discusses existing conditions and projected trends, thus establishing the point from which planning must begin.

Regional Setting

The Charter Township of Brandon is located in north central Oakland County, Michigan and is approximately 34.9 square miles in area. The Village of Ortonville is within the Township, although some development near the Village lies within adjacent Groveland Township. The Township is bordered by Independence Township to the south, Hadley Township (Lapeer County) to the North, Oxford Township to the east and Groveland Township to the west.

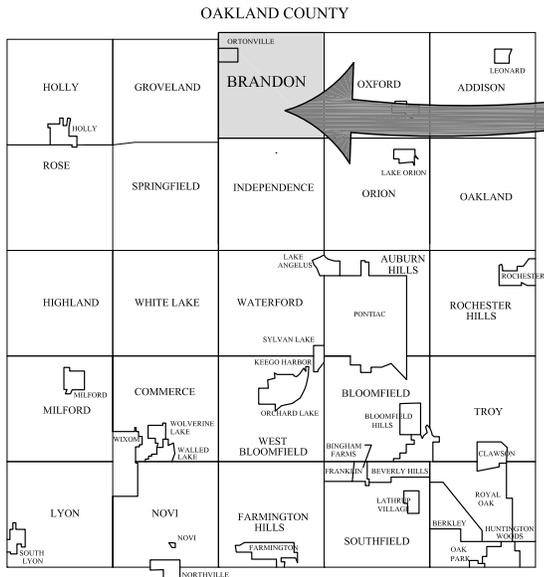
CHARTER TOWNSHIP OF BRANDON MASTER PLAN

Map 1: Regional Setting



County Area Map

Not to scale



Township Area Map

Not to scale



COMMUNITY GOALS & POLICIES

Public Involvement

The Charter Township of Brandon Planning Commission recognizes that the establishment of adequate, realistic development goals and policies is essential to the creation of a workable Master Plan. Prior to the development of goals and policies, the residents and business owners in the Township were given the opportunity to provide their input on the future direction of the Township. The public input program is described below:

Master Plan Visioning Session

The Master Plan Visioning Session was held at Brandon Middle School from 6:30-9:30 P.M. on June 10, 2008. The purpose of this workshop was to provide residents and Township officials with background information on the Charter Township and Master Plan process as well as solicit feedback in order to develop and prioritize goals for the Master Plan. The workshop included a brief formal presentation, an open-house format with stations and small-group discussions facilitated by planning commission members. The comments received were grouped into the following categories: General Information; Residential Development; Commercial and Industrial Land Use / Economic Development; Parks, Open Space, and Natural Feature Preservation; Transportation & Traffic; and Community Facilities. The Appendix summarizes the comments received.

Focus Groups

Following the Visioning Session, Focus Groups were held on September 9, 2008 to refine some of the information gathered in the Visioning Session and help develop priorities and implementation strategies for the Township. The Appendix summarizes the results of this session.

Goals

The following statements reflect the primary goals of the Charter Township of Brandon. (Note that these goals are not in any particular order of priority.)

Open Space, Natural Features Preservation and Parks

- Encourage the preservation, protection and enhancement of natural areas (including woodlands, wetlands, lakes, streams, and watersheds) that are essential to help maintain the rural character and aesthetic qualities of Brandon Township.

Agricultural

- Maintain the rural character and preserve the local characteristics of Brandon Township through reasonable planning and zoning provisions.

Residential Development

- Guide the development of the Township in a manner which will create, preserve and enhance the living environment of the existing and future residential areas of the community.

Commercial and Industrial Land Use/Economic Development

- Promote quality, job producing economic development within the Township through a broad range of commercial, research, and high-tech sectors. In addition to the production of jobs, commercial development that serves the needs of Township residents should be encouraged.

Community Facilities

- Encourage a variety of experiences and opportunities in terms of community

facilities, activities, learning, recreation, and social interaction.

Transportation and Traffic

- Preserve and improve the efficiency and safety of the existing transportation system, in a manner that protects the natural environment of the Township.

Open Space, Natural Features Preservation and Parks Goal

Encourage the preservation, protection and enhancement of natural areas (including woodlands, wetlands, lakes, streams, and watersheds) that are essential to help maintain the rural character and aesthetic qualities of Brandon Township.

Policies

- 1) The Township shall consider adopting ordinance language to help ensure the protection of important natural features including woodlands, wetlands, and groundwater recharge areas.
- 2) Areas not suitable for development like lakes, streams, wetlands, and flood plains will be classified as preservation and/or conservation areas.
- 3) Development shall preserve to the greatest extent possible natural areas of a site that contain wetlands, woodlands and steep slopes that have ecological and aesthetic value to both the occupants of the development and the community as a whole.
- 4) Developers will be encouraged to utilize the open areas of the site as much as possible for building sites and active recreational opportunities. Through the use of variable lot sizes, the developer

can increase the number of lots in the open areas of the parcel in order to save trees and not impact wetlands.

- 5) The developer will be encouraged to participate in a community-wide Green Infrastructure Plan to connect important municipal, cultural, educational, and recreational centers in Brandon Township and, where possible, in adjacent townships.
- 6) Establish special use districts to define and regulate MNFI sites in the Township appropriate to the ranking given by The Nature Conservancy.
- 7) Establish an overlay district for riparian wetland systems that maintains or requires the creation of indigenous natural buffers from the edge of creeks, streams and drains.
- 8) Protect wetlands from water quality degradation by requiring Storm Water Best Management Practices for storm water control.
- 9) Implement low-impact road crossing techniques to protect riparian corridors and existing hydrology of lakes, streams and creeks.
- 10) Preserve open space through fee-simple purchase and/or conservation easements in possible collaboration with a land conservancy on total parcels or on the open space of developed parcels.
- 11) Develop additional bicycle/pedestrian paths and trails.

Agricultural Goal

Maintain Brandon Township's rural/agricultural character and preserve the local characteristics of the Township through reasonable planning

and zoning provisions.

Policies

- 1) The Township shall identify prime agricultural lands and prime agricultural soils for the concentration of farmland preservation efforts. The identification of such soils shall be considered as a part of any development proposals.
- 2) The Township shall discourage non-agricultural development of important farm lands through the Master Land Use Plan and Zoning Map.
- 3) The Township shall explore the enrollment of Public Act 116, Farmland Agreements, Purchase of Development Rights (PDR), Conservation Easements, or other means to maintain the viability of agriculture and open space in the community.
- 4) In meeting the above policy, the Township will consider adopting a Purchase of Development Rights (PDR) Ordinance in an effort to enroll properties into this program.
- 5) The Township will strive to identify and preserve historic centennial farmsteads.

of housing types and residential living environments to accommodate and reflect the various income levels and age groups within the Township.

- 3) Propose only low density/agricultural (5.0 acres or greater) land uses in areas where natural resource conditions are least capable of supporting development. Natural resource considerations should include soils, woodlands, wetlands, rivers, bodies of water, and steep slopes. Man-made resource considerations include roads and access to municipal services.
- 4) Propose low density (1.0 - 2.5 acres) residential and medium density (less than 1.0 acre) residential uses in areas where the natural resources or infrastructure are capable of supporting such development, i.e. adequate soils to support septic systems, as well as adequate roads and other factors that may affect density such as natural features, etc.
- 5) Higher density residential development should only be planned within areas of similar land uses that have adequate roadways and the potential for future sewer system(s).
- 6) Restrict multi-family residential districts and mobile home parks to locations within the Township where similar land uses exist, and which are served by adequate roadways and the potential for future sewer and water facilities.
- 7) To maximize accessibility and minimize road maintenance costs, all except the lowest density residential development should be located near paved roads or thoroughfares. Requests for lot splits and the construction of new public or private roads or the extension of existing public or private roads should

Residential Development Goal

Guide the development of the Township in a manner which will create, preserve and enhance the living environment of the existing and future residential areas of the community.

Policies

- 1) Promote quality single-family housing at a low density which will maintain the rural character of the community.
- 2) Promote the development of a variety

be approved if the new roadway will minimize traffic hazards, relieve congestion and help create a quality road system within the Township.

- 8) Encourage innovative techniques such as sustainable building design and clustering within developments to promote open space protection and protection of the environment.
- 9) Encourage rigorous enforcement of the zoning ordinance and building code to promote the construction of quality dwelling units within the Township.

Commercial and Industrial Land Use/Economic Development Goal

Promote quality, job producing economic development within the Township. In addition to the production of jobs, commercial development that serves the needs of Township residents should be encouraged.

Policies

- 1) Provide adequate zoning and infrastructure for the expansion of agriculturally-based industry.
- 2) Provide job opportunities for local residents through appropriate economic expansion including limited expansion of commercial and industrial property.
- 3) New commercial activities on M-15 shall be encouraged to locate in existing planned commercial areas, to develop more intensely and to create marginal access and/or clustered commercial development patterns for practical, economic and highway safety reasons.
- 4) Maintain rural character of the Township by limiting and regulating big-box retail

development.

- 5) Discourage the introduction of new commercial and industrial development beyond the scope outlined in the Township Master Plan. New commercial development should be developed primarily for the local needs of Township residents.
- 6) Encourage commercial/industrial development that is aesthetically pleasing.

Community Facilities Goal

Encourage a variety of experiences and opportunities in terms of community facilities, activities, learning, recreation and social interaction.

Policies

- 1) Continue to provide local and regional public recreation opportunities such as parks, trails and swimming pools.
- 2) Continue to maintain, expand and develop important public/semi-public community facilities such as the senior center, library, nature center, and kid/teen center.
- 3) Consider improvements to the senior center to meet the needs of the older adult population within the Township.
- 4) Encourage the development of a variety of community facilities that enhance the area's access to natural features, including linkage to the Polly Ann Trail and development of a nature center.
- 5) Consider moving the Township office to a central location within the Township.
- 6) Consider consolidating trash and

recycling services within the Township.

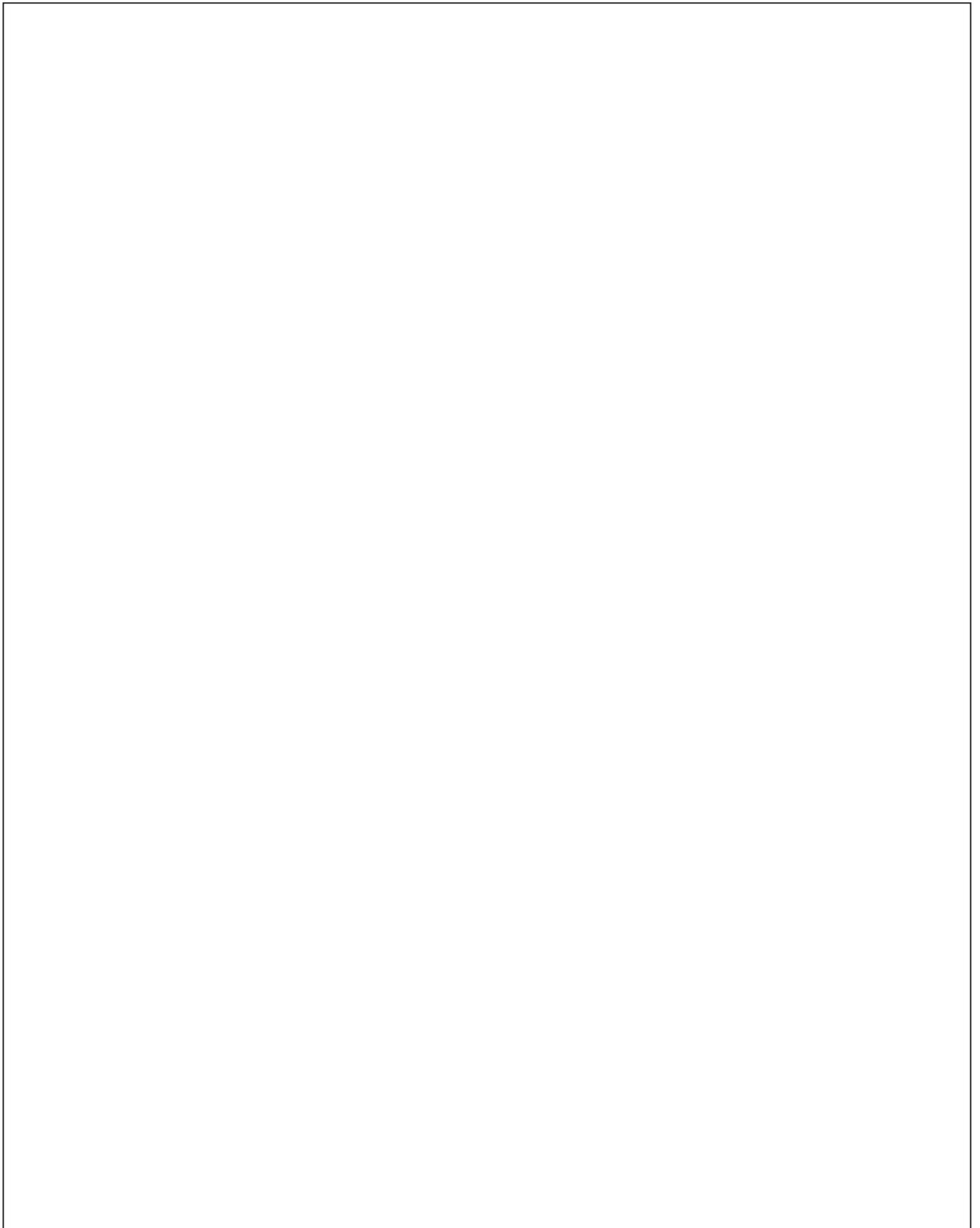
- 7) Consider development of a sewer district along M-15.
- 8) Improve the overall code enforcement function of the Township.

Transportation & Traffic Goal

Preserve and improve the efficiency and safety of the existing transportation system, in a manner that protects the natural environment of the Township.

Policies

- 1) Coordinate road improvements with the Oakland County Road Commission. Encourage the County to initiate road improvement projects in key areas as noted below.
 - Study M-15 for the future
 - Consider development of a car pool lot within the Township.
- 2) Establish a more balanced transportation system which enhances modal choices for residents.
- 3) Limit residential density to help reduce traffic on local roads and the related need for road maintenance.
- 4) Identify locations suitable for traffic calming.



FUTURE LAND USE PLAN

The Future Land Use Plan defines the framework for the future growth of Brandon 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 at the end of this chapter.

The future land use map is not a zoning map, but rather a generalized guide to the desired future land use patterns within the Township. It is not necessarily intended to follow existing lot lines. Generally, the future land use categories follow established boundaries such as roads, rivers, etc.

In the course of preparing the plan, several factors were considered: Existing development patterns, demographic trends, regional influences, natural resource conditions, and road patterns. In addition to these factors, the plan considered the comments and opinions gathered during the community-wide visioning session and focus groups, as well as numerous meetings with the Township Planning Commission. To this extent, it reflects general policy toward development and redevelopment within the Township.

Land Use Plan Categories

Recreation / Conservation

Intent: Land designated as Recreation / Conservation is intended to provide areas for parks and open spaces that allow for both active and passive recreational opportunities for Township residents. This designation also provides for open space and/or green infrastructure systems that preserve and enhance stream and river corridors, floodplains, wetlands, woodlands, and other environmental features.

Description: Areas represented by this category provide for both private and public recreation opportunities, conserve natural resources, provide wildlife habitat, and create opportunities for passive recreational activities such as nature study and walking trails.

Appropriate Uses: Desirable land uses and elements of the Recreation / Conservation category are:

- Public or private recreational facilities and conservation areas;
- Single-family residential (5 ac. min.);
- Passive recreational areas and facilities;
- Preservation of sensitive natural features, and integration of these features into the design for recreational areas.

Appropriate Zoning Districts: Based on the criteria mentioned above, the zoning districts most appropriate for the Recreation / Conservation designation are the Residential Districts, the REC – Recreation District, and PUDs. The Township may consider the development of a new zoning category that would be consistent with this designation.

Agricultural and Rural Residential

Intent: The intent of this category is to protect existing agricultural land uses, maintain rural character, minimize population density, and preserve significant natural features. Residential developments are intended to promote open space and natural feature preservation and be compatible with maintaining existing agricultural operations.

Description: The Agricultural and Rural Residential land use designation is intended to allow low density residential development

at a density of one (1) dwelling unit per two and one-half (2.5) acres or greater. This designation is planned for areas where public utilities are not present, soil suitability may be poor for septic systems, and local roads are not suitable for more intensive development, thus limiting potential development. It is also planned in areas where existing residential patterns include 2.5 acre lots and greater with open spaces and natural features. Wetlands, river corridors, woodlands, and other environmentally sensitive areas are intended to be preserved through dedication of open spaces.

Appropriate Uses: Desirable land uses and elements of the Agricultural and Rural Residential designation include:

- Farming operations;
- Low density clustered single-family residential development;
- Single-family dwellings on parcels 2.5 acres in size or greater;
- Landscape features and landmarks such as old orchards, outbuildings such as silos and barns, fencerows, and sound farm structures;
- Natural feature conservation areas.

Appropriate Zoning Districts: Based on the above criteria, the zoning district most appropriate for the Agricultural and Rural Residential category is the RE – Rural Estate District.

Low Density Single Family Residential

Intent: It is the intent of this designation to accommodate relatively low density single-family non-farm residential housing, as well as existing agricultural land uses, and to aid in the preservation of natural resource features.

Description: This designation provides for one (1) dwelling unit per one (1) to two and one-half (2.5) acres. Low Density Single Family Residential is planned for areas with existing low density residential development and areas where soils, other natural resources, and road conditions are moderately capable of supporting additional development. Some areas designated for Low Density Single Family Residential also may contain natural features worthy of preservation.

Appropriate Uses: Desirable land uses and elements of the Low Density Residential designation are:

- Single-family residences in either clustered or conventional subdivision/site condominium developments;
- Parks, open spaces, and natural feature conservation areas.

Appropriate Zoning Districts: Based on the above criteria, the zoning district most appropriate for the Low Density Single Family Residential category is the R-1A – Single-Family Residential District.

Medium Density Single Family Residential

Intent: It is the intent of this designation to accommodate medium density residential land use in areas of the Township that are located near existing medium density development or compatible with adjacent residential land uses, and that are most likely to experience pressure for growth within the Township.

Description: This designation provides for one (1) dwelling unit on less than one (1) acre. This land use is planned for areas with adequate roads and where the soils and natural feature conditions are most capable of supporting development.

Appropriate Uses: Desirable land uses and elements of the Medium Density Single Family Residential designation are:

- Single-family residences in either clustered or conventional subdivision/site condominium developments;
- Parks, open spaces, and natural feature conservation areas;
- Community support facilities such as churches, schools and public buildings.

Appropriate Zoning Districts: Based on the above criteria, the zoning district most appropriate for the Medium Density Single Family Residential category is the R-1B – Single-Family Residential District.

Multiple Family Residential

Intent: It is the intent of this designation to create areas for higher density residential development in those areas of the Township that can accommodate the sanitary treatment and water requirements of higher densities. Limited multiple-family development is proposed within Brandon Township in part due to the proximity of the Village of Ortonville within the Township. High density residential land uses are planned for and accommodated within the Village.

Description: This designation provides areas for single-family, two-family or multiple-family dwelling units at a density ranging from three (3) to eight (8) units per acre depending on site conditions and unit size. Multiple Family Residential is planned for areas with existing multiple family residential development or compatible existing or planned adjacent uses, soils and natural features that will support this level of development, and direct access to adequate paved roads.

Appropriate Uses: Desirable land uses and elements of the Multiple Family Residential designation are:

- Single-family residences, attached and detached;
- Apartments;
- Parks, open spaces, and natural feature conservation areas;
- Community support facilities such as churches, schools, and public buildings.

Appropriate Zoning Districts: Based on the above criteria, the zoning district most appropriate for the High Density Single Family Residential category is the RM – Multiple-Family Residential District.

Mobile Home Park Residential

Intent: Land designated Mobile Home Park Residential is intended to provide for mobile home parks within existing locations in the Township.

Description: This designation provides areas for existing mobile home parks, which have densities of up to six (6) units per acre. Due to the high demand for sanitary and water facilities of these parks and the unavailability of these facilities in the Township, this designation reflects existing parks in the Township.

Appropriate Uses: Desirable land uses and elements of the Mobile Home Park Residential designation are:

- Mobile home residences;
- Parks, open spaces, and natural feature conservation areas.

Appropriate Zoning Districts: Based on the above criteria, the zoning district most appropriate for the Mobile Home Park

Residential category is the Mobile Home Park District.

Local Commercial

Intent: This designation is intended to accommodate local and general retail and service land uses devoted to serving the retail shopping and service needs of both local neighborhoods and Brandon’s residents.

Description: Local Commercial uses are generally planned along major roadways and at major road intersections in the community.

Appropriate Uses: Desirable land uses and elements of the Local Commercial designation are:

- Neighborhood retail commercial and convenience services;
- General commercial uses.

Appropriate Zoning Districts: Based on the above criteria, the zoning districts most appropriate for the Local Commercial category are the C-1 – Local Business District and the C-2 – General Business District.

Composite Commercial

Intent: The intent of the Composite Commercial designation is to provide limited areas of the Township where more land-intensive commercial operations may be permitted. This designation provides suitable locations for retail commercial, service, entertainment, and office establishments that serve a market area larger than the Local Commercial areas. These areas are located to minimize the negative impacts of external effects such as lighting and outside storage on neighboring properties.

Description: This designation is proposed for select areas generally within proximity to M-15 (Ortonville Road) in the far western portion of the Township where impacts to adjacent residential areas are minimized.

Appropriate Uses: Desirable land uses and elements of the Composite Commercial designation are:

- Uses typically characterized by outdoor display and sales areas, and require expansive land area;
- New and used automobile sales;
- Building material, sales and home improvement centers;
- Garden centers;
- Indoor or outdoor commercial recreation facilities such as bowling alleys, miniature golf, and driving ranges;
- Indoor theaters.

Appropriate Zoning Districts: Based on the above criteria, the zoning districts most appropriate for the Composite Commercial category are the C-3 – Planned Shopping Center District, and C-4 – Mixed Business District.

Public/Semi-Public

Intent: This designation is intended to provide areas for schools, government offices, post offices, utility substations and transmission corridors, churches, and cemeteries.

Description: This category provides for establishments which are purely governmental as well as joint public and private facilities.

Appropriate Uses: Desirable land uses and elements of the Public/Semi-Public category are:

- Government offices / uses;
- Schools;
- Utility lines, easements and facilities;
- Public / private health care facilities.

Appropriate Zoning Districts: Based on the above criteria, the zoning districts most appropriate for the Public/Semi-Public category are the following: Residential districts for schools, churches, cemeteries and public utilities, and Business districts for Township buildings and uses, and public utilities.

Office Industrial

Intent: The intent of the Office Industrial designation is to provide locations within the Township for employment opportunities in varied office, research, and light industrial fields that specialize in technology and electronics. Uses envisioned in the Office Industrial areas will have little or no impact on nearby residential uses.

Description: The Office Industrial designation is found primarily along the M-15 (Ortonville Road) corridor, and will provide a transition between General Industrial and other land uses.

Appropriate Uses: Desirable land uses and elements of the Office Industrial category are:

- Technology research facilities;
- Small electronics and business equipment service, assembly, testing, and packaging;
- Distribution and warehousing of such products.

Appropriate Zoning Districts: Based on the above criteria, the zoning district most appropriate for the Office Industrial category is the TIO Industrial Office Research District.

General Industrial

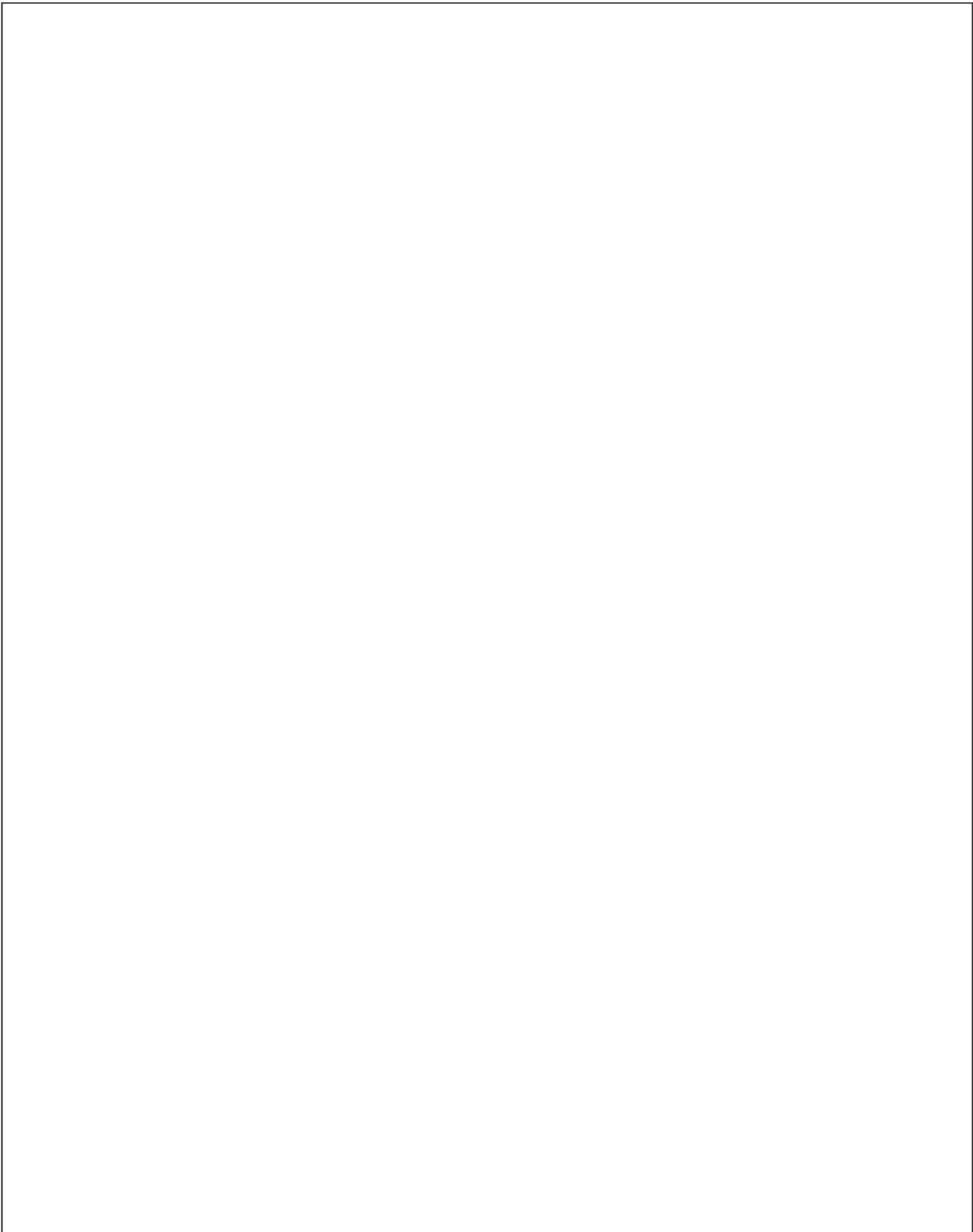
Intent: The intent of the General Industrial designation is to provide locations for light industrial operations that may have moderate effects on adjacent properties because of noise, odor, traffic, and storage of materials. Uses are categorized as needing larger tracts of land and outdoor storage of materials and equipment.

Description: Due to potentially negative external impacts, the General Industrial designation is limited in scope. Any areas planned for this designation shall not be contiguous with residential uses. General Industrial designations are not compatible with and shall not be planned for areas of known groundwater recharge.

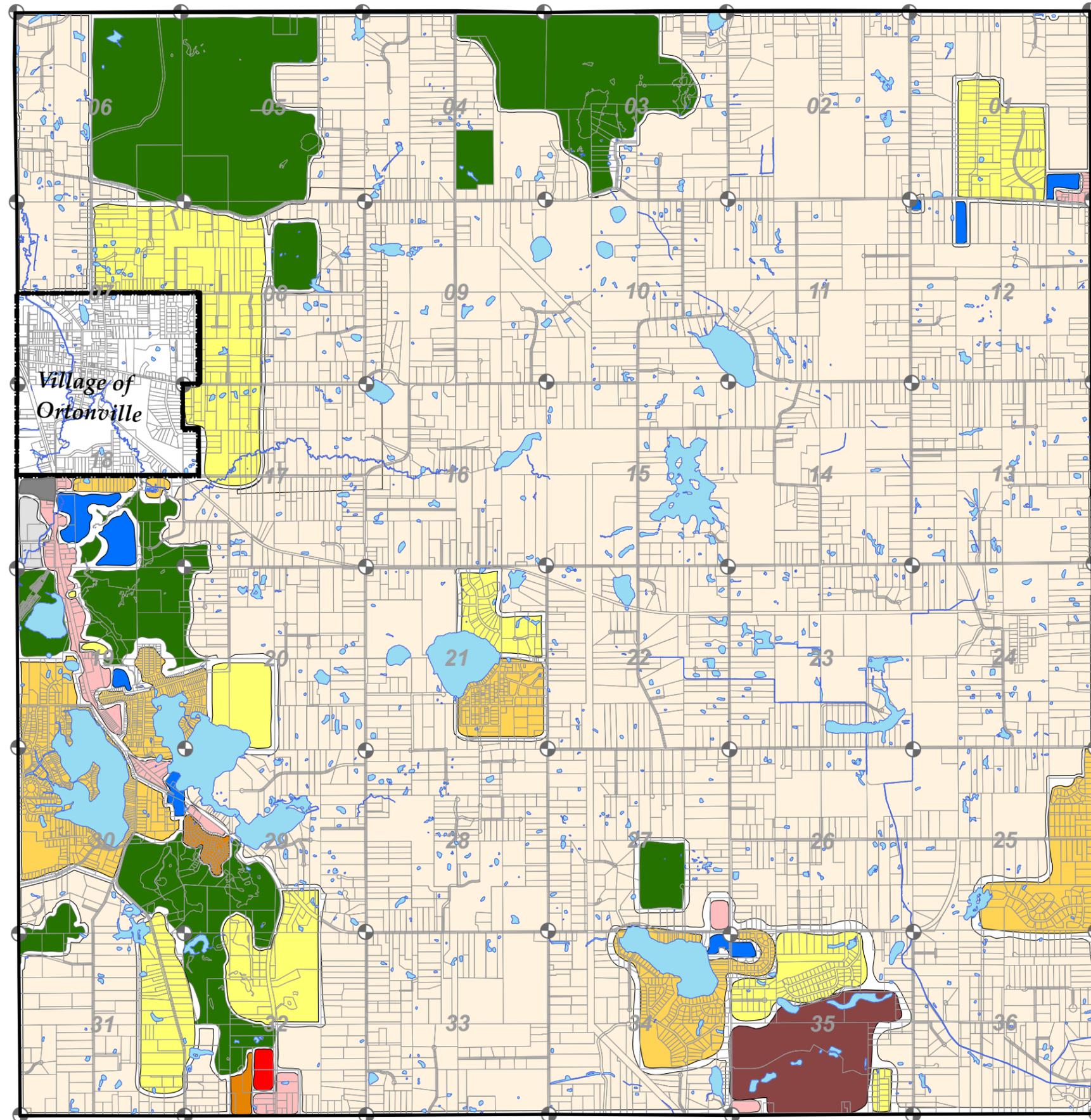
Appropriate Uses: Desirable land uses and elements of the General Industrial category are:

- Light manufacturing, processing, packaging, or assembly uses;
- Contractor offices and storage areas;
- Trucking and cartage facilities.

Appropriate Zoning Districts: Based on the above criteria, the zoning district most appropriate for the General Industrial category is the GI Industrial District.

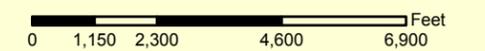


FUTURE LAND USE BRANDON TOWNSHIP



Legend

- Recreation / Conservation
- Agriculture and Rural Residential
- Low Density Single Family Residential
- Medium Density Single Family Residential
- Multiple Family Residential
- Mobile Home Park
- Local Commercial
- Composite Commercial
- Office Industrial
- General Industrial
- Public / Semi-public
- + Section Corners



Plot Date: 6-24-09



Source: Carlisle Wortman Associates
and Oakland County

IMPLEMENTATION

The Master Plan is essentially a statement of goals and policies 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 manner that permits controlled growth. As such, it provides the basis upon which zoning and land use decisions are made.

The Plan forms the philosophical basis for the more technical and specific implementation measures. It must be recognized that development and change will occur either with or without planning, and that the Plan will have little effect on 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 tools and techniques are available to allow the Plan to succeed. These include planning studies, zoning requirements and adjustments, Plan education and updates, and coordination with adjacent communities. Specific tools for various planning topics are also included.

Zoning Requirements

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

- Promote orderly growth in a manner consistent with land use policies and the Master Plan.

- Promote attractiveness in the Township's physical (built) environment by providing variation in lot sizes, architectural features and appropriate land uses.
- Accommodate special, complex or unique uses through mechanisms such as planned unit developments, overlay districts, or special land use permits.
- Guide development away from conflicting land uses (i.e. industrial uses adjacent to residential areas).
- Preserve and protect existing land uses and natural features in accordance with the Master Plan. (See the specific zoning tools available for natural feature protection later in this chapter.)

The Zoning Ordinance and Future Land Use map in and of themselves should not be considered 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.

Zoning Adjustments

Zoning Adjustments for Master Plan implementation include:

- Review existing zoning ordinances to determine whether districts, permitted uses and regulatory standards implement the policies of the Master Plan.
- Review and revise Township environmental ordinances to address the goals and policies of the Master Plan. (Note that specific zoning tools are listed later in this chapter.)
- Review the Agricultural and Rural

Residential Zoning District to ensure it supports the agricultural use of land.

- Develop a multi-modal non-motorized pathway (safety path) plan and possible ordinance to address the goals of this Plan.

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 Master Plan should not become a static document. The Township Planning Commission should attempt to re-evaluate and update portions of it on a periodic basis. In accordance with Public Act 33, 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. The Master Plan should also be coordinated with other Township planning efforts.

Coordination with Adjacent Communities

As a part of the Master Plan adoption

process, the Township must notify neighboring jurisdictions, the County, the regional planning agency, and any registered public utility company, railroad, or other governmental entity of the intent to amend, revise or create a totally new Plan. Subsequent to the notification and eventual completion of the draft, the noticed entities are asked to review and make comments on the proposed Plan. The comments are compiled by the Township and Oakland County. Upon receipt of the requisite comments from the adjacent communities and others, a public hearing is held and the Plan is eventually approved by the Planning Commission, or the Township Board if they have reserved the right to do so. Each of these requirements are outlined in Public Act 33, and from henceforth, shall be adhered to by Brandon Township.

Tools for Natural Feature Protection

The Township has identified a multi-layered system of natural features that not only provide the community with rural character, but function as a unit to provide important ecological services. Many tools are available to create more sensitive designs for new development, as well as better manage land that has already been developed. The tools described here were selected from subwatershed plans, the 2004 *Natural Features Report*, and in response to the Green Infrastructure planning study. The tools described will also help meet the Natural Feature Preservation goals outlined in this document.

Development

To guide development and preserve natural features and their functions, tools that could be considered include:

1. The following ordinances:
 - Resource Protection Overlay District with

special standards for MNFI sites

- Stormwater Management / Impervious Surface Reduction / Infiltration Enhancement ordinance
- Low Impact Development ordinance
- Riparian Buffer ordinance
- Revisions to Weed Ordinance; Native Vegetation Guidelines
- Fertilizer ordinance

2. Development of the following plans and/or studies:

- Groundwater Plan to identify and map specific groundwater recharge areas
- Stream and Creek Water Quality Monitoring Program and/or Study through the Clinton River Watershed Council's student monitoring program
- Flint River Watershed Council Green Stream Monitoring

Land Management

While the following activities may not be translated into zoning requirements, the Township could provide leadership in these areas, such as:

- Time-of-Sale Septic System Inspection Program
- Maintenance Program for Stormwater Management Facilities
- Detention Basin Retrofit and Enhancement Program, including Residential Stormwater Management Practices (Rain gardens, disconnection of sumps/downspouts, etc.)
- Waterfowl and Pet Waste Management Program
- Streambank Stabilization, Wetland

Restoration, Instream Habitat Enhancement, Fisheries Restoration Projects, in cooperation with watershed councils and other agencies/organizations

Tools for Transportation Systems

This section highlights a number of ways the Township can influence the function and character of its roadways.

Access Management:

Access management is the process or development of a program intended to ensure that the major arterials, intersections and freeway systems serving a community or region will operate safely and efficiently while adequately meeting the access needs of the abutting land uses along the roadway (FHWA, ITE, 2004). Implementing access management techniques can help increase roadway capacity, manage congestion and reduce crashes. Examples of less obvious benefits, in the case of businesses, include: reduction in maintenance and other costs by utilizing shared driveways or eliminating entrance/exit points and increased road frontage and improved aesthetics as a result of eliminating driveways.

There are a number of physical design and policy-related tools and techniques that can be used to achieve access management. Basic design principles that are used to achieve access management include:

- *Provide a specialized road system* — It is important to design and manage roadways according to the function they are intended to provide.
- *Limit direct access to major roadways* — Access control is needed to preserve the traffic function of higher volume roads serving regional through traffic. Local and collector roadways require more frequent and direct property access.

- *Promote intersection hierarchy* — A roadway network should transition from one classification of roadway to another. Intersection types should also reflect roadway hierarchy.
- *Locate signals to favor through movements* — Proper placement of signals allows for better coordination of signals, continuous movement of traffic at the desired speed and reduction in delays.
- *Preserve the functional areas of intersections and interchanges* — The “functional area” refers to the area where motorists respond to the intersection or interchange, decelerate, accelerate, or complete turns. This area is required for safety and efficiency. Access points too close to intersections or interchange ramps should be avoided since they can result in increased congestion and safety issues.
- *Limit the number of conflict points* — More collisions and mistakes occur when the driving environment is complex. Simplifying the driving environment by limiting the number of conflict points among vehicles, pedestrians, bicyclists, and transit helps improve safety.
- *Separate conflict areas* — Traffic conflicts can also be reduced by separating conflict areas. Effective ways include establishing minimum distances between intersections and driveways, corner clearance standards that separate driveways from critical approach areas of intersections and encouraging shared driveways. These types of techniques permit less cluttered sight distance for the motorist, thus allowing longer reaction time and improving safety.
- *Remove turning vehicles from through traffic lanes* — Vehicles typically slow prior to turning. When turning vehicles are

removed from through traffic lanes, better traffic flow is maintained, roadway capacity is better preserved and safety is improved.

- *Use non-traversable medians to manage left-turn movements* — Research shows the majority of access-related crashes involve left turns. The use of medians to channel turning movements to controlled locations is effective in improving safety.
- *Provide a supporting street system and circulation system* — Well-planned communities with a supporting network of local and collector streets, unified property access and circulation systems are better able to accommodate development. Furthermore, interconnected street and circulation systems better support alternative forms of transportation. For example, a commercial strip development with separate driveways for each business forces short trips onto arterial roadways, thereby reducing safety and mobility. However, unified property access with a well-developed circulation system for the same commercial strip development would help prevent unnecessary trips and improve access. (TRB Access Management Manual, 2003)

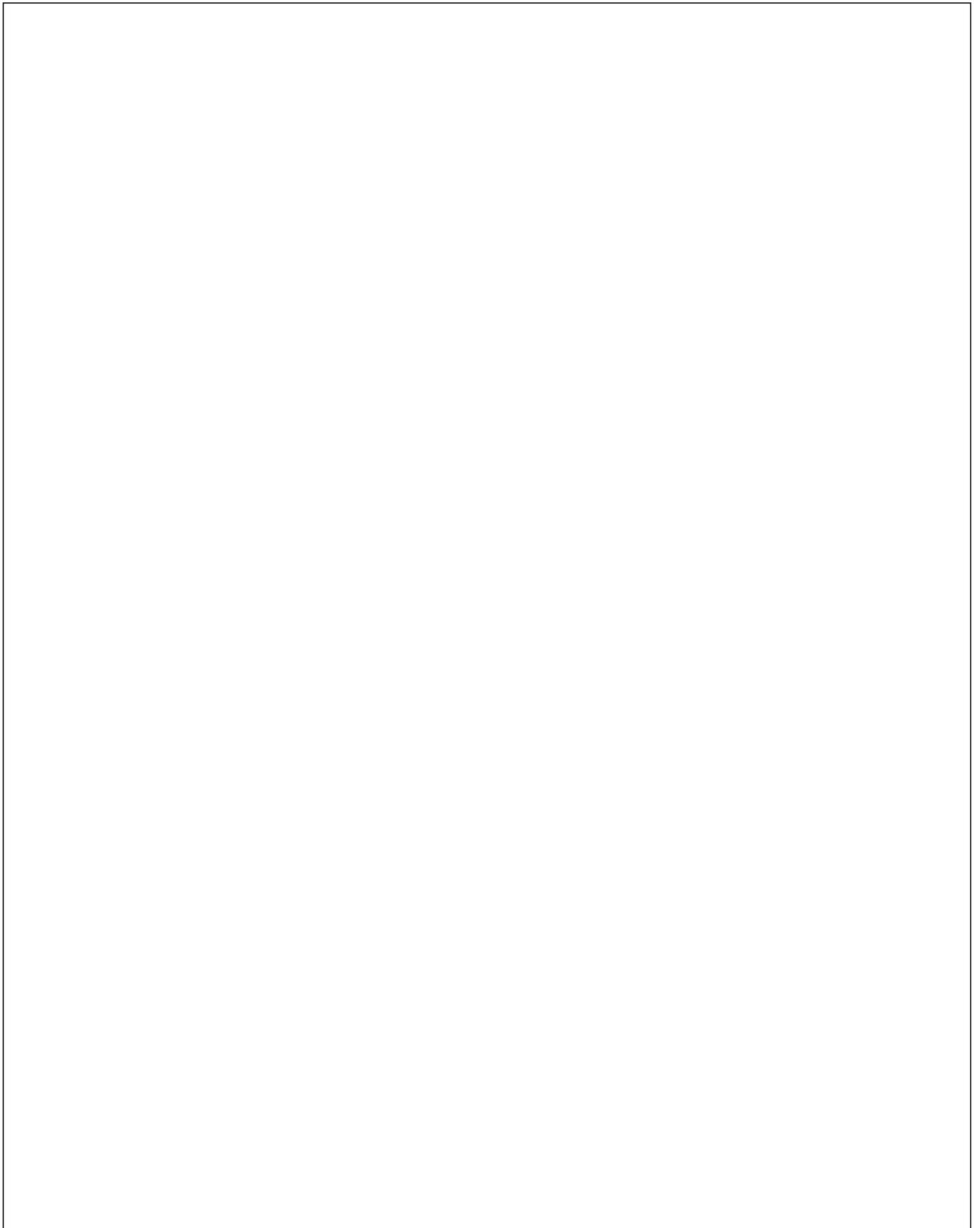
In order for access management to be successful, cooperation between property owners, local land use authorities, and local, county and state transportation agencies is essential. In 2001, The Michigan Department of Transportation developed an access management guidebook and since that time has pursued a number of statewide corridor access management plans.

Traffic Calming

Traffic calming techniques use physical and visual cues to encourage drivers to travel at slower speeds. Traffic calming is intended to be self-enforcing, with the design of the roadway providing the desired effect. When

implemented correctly, traffic calming has been shown to reduce traffic speeds, reduce the number and severity of crashes and reduce noise levels. Other benefits of traffic calming are less measurable and can include aspects such as improving community livability. There are numerous devices and techniques that communities have successfully used for “traffic calming”. In some cases a single device may be implemented, while in others, a combination of techniques achieves the desired outcome. Some typical traffic calming measures are as follows:

- *Gateways / Entryways* - A special entrance feature or gateway has the effect of narrowing a street at the entryway into a neighborhood. It helps create identity to a neighborhood and increases driver awareness of common neighborhood elements, like pedestrians and children crossing the street.
- *Speed Bumps / Speed Tables* - Speed bumps are mounds of paving material placed across a roadway for the purpose of causing drivers to reduce their speed. Speed tables are similar to bumps, but are constructed with a flat table in the center portion. Both speed bumps and tables reduce speed and may reduce traffic volume by discouraging cut-through traffic.
- *Cul-de-sacs* - Perhaps the most common form of traffic calming devices are cul-de-sacs which represent a complete closure of a street either at a location that might otherwise be an intersection, or at mid-block location. This technique has proven to be very effective at reducing traffic speed and volume, increasing the safety for all users of the right-of-way.
- *Alternative Pavement Surfaces* - Alternative pavement surfaces, such as pavers or cobblestones, have the effect of increasing driver perception of a change in driving environment. Alternative surfaces can be used for the entire street or just for sections of the street.
- *Curvilinear Roads* - Straight roads increase speed. Curves break up the driver’s line of sight and require the driver to drive more alertly. This technique increases the potential for reduced traffic speed and volume, thereby increasing safety on the road.
- *Roundabouts / Traffic Circles* - A roundabout is a circular barrier placed in the middle of an intersection to restrict the movement of traffic through that intersection. This tool tends to reduce driver speed by interrupting the direct flow of traffic and requiring turning movements. Traffic circles can also discourage cut-through traffic. Circles can be landscaped to reduce the amount of impervious surface created by the roadway.



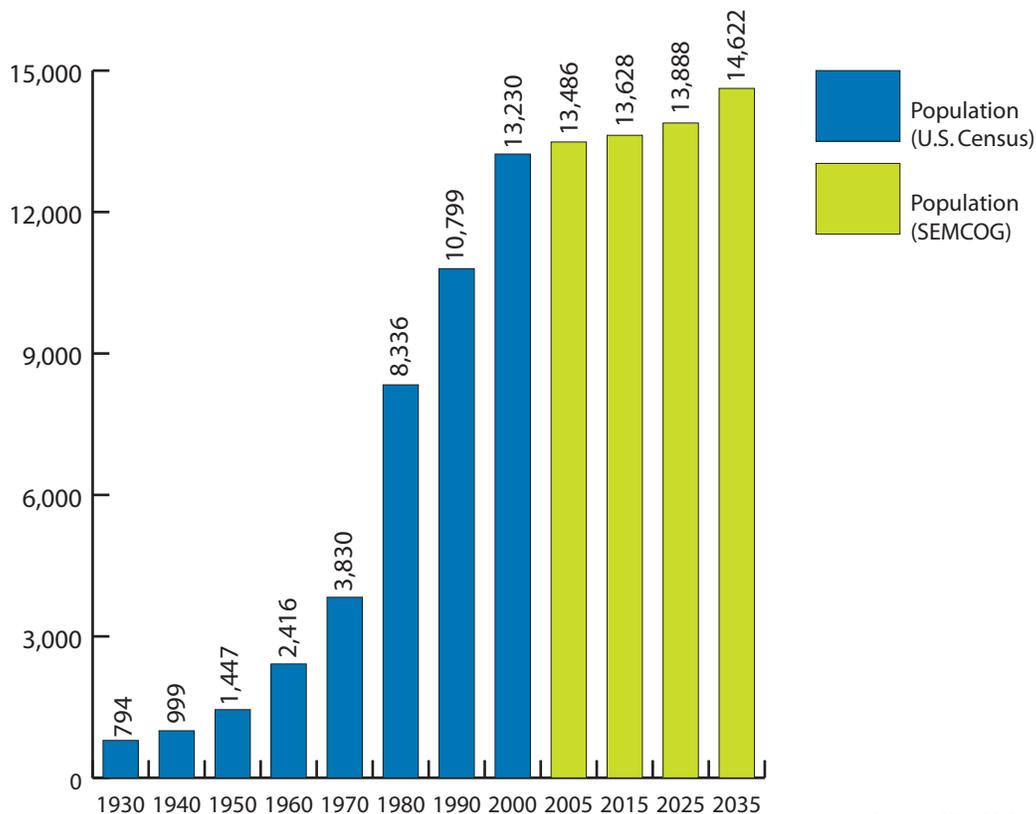
DEMOGRAPHIC/SOCIO-ECONOMIC PROFILE

Existing and Projected Population

The population of the Charter Township of Brandon has continually increased since the 1930s, as illustrated in Figure 1 below. As of April 2008, SEMCOG estimates that the population of Brandon Township is approximately 13,941 residents, which represents an increase by 711 residents (or 5.37%) since the 2000 Census. As shown in Figure 1, SEMCOG projects the population of Brandon Township to continually increase for the next 35 years (data 2000 and prior reflects the U.S. Census). By 2035, the population of Brandon Township is expected to be 14,622 residents, approximately a 10.5% increase since 2000.

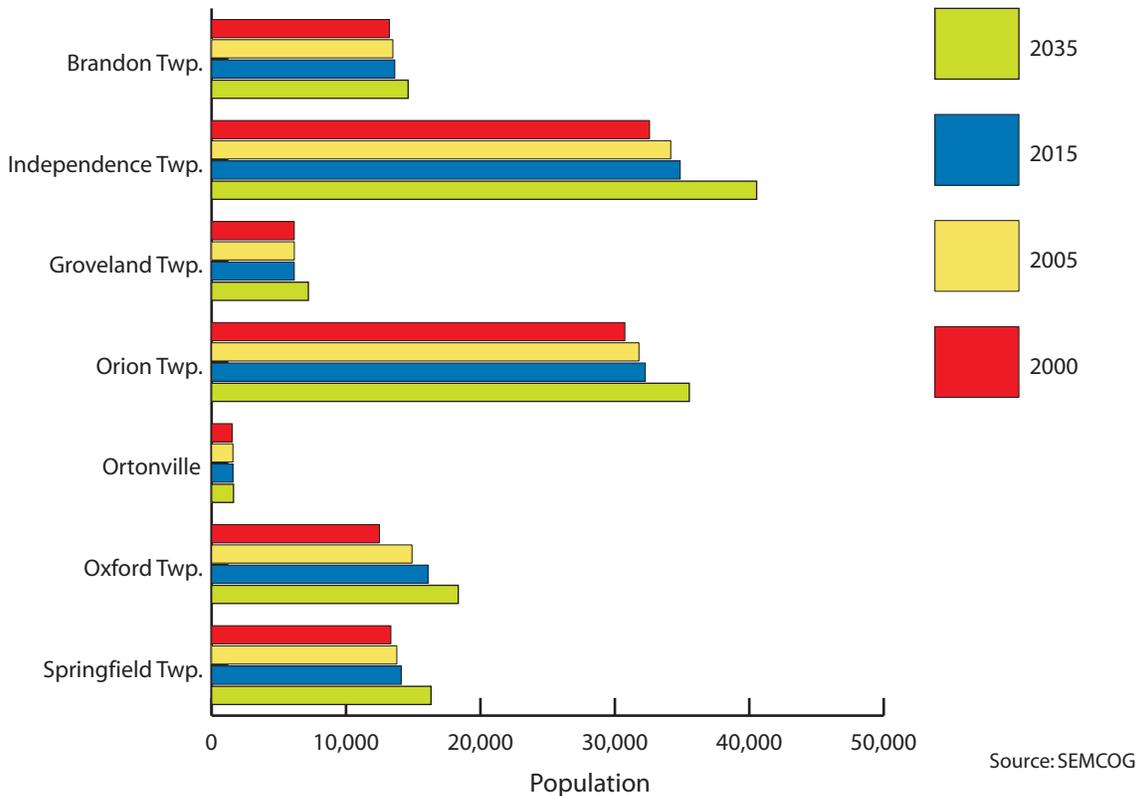
Figure 2 indicates that the majority of Oakland County communities surrounding Brandon Township are expected to experience population increases between 2000 and 2035. Hadley Township (Lapeer County), which borders Brandon Township to the north is also projected to experience a population increase from 4,655 in 2000 to 5,579 in the year 2010.

Figure 1: Brandon Township Population Forecast



Source: SEMCOG

Figure 2: Population Trends, Brandon Township & Neighboring Communities



Households

Households Number & Size

According to the 2000 U.S. Census, the Charter Township of Brandon has 4,475 households. As of April 2008, SEMCOG estimates 4,865 households within the Township. As shown in Figure 3, by the year 2035, SEMCOG predicts that the number of households will number approximately 5,507, a 23% increase since the 2000 Census. This increasing trend parallels Oakland County, for which SEMCOG predicts a 22% rise in the number of households between 2000 and 2035.

Brandon Township, in parallel with Oakland County, is also expected to experience the national trend of declining household size in line with the generation gap. According to the 2000 U.S. Census, Brandon Township’s

average household size is 2.94 persons per household. By 2035, the average household size is expected to decrease to 2.63 persons per household.

Population characteristics

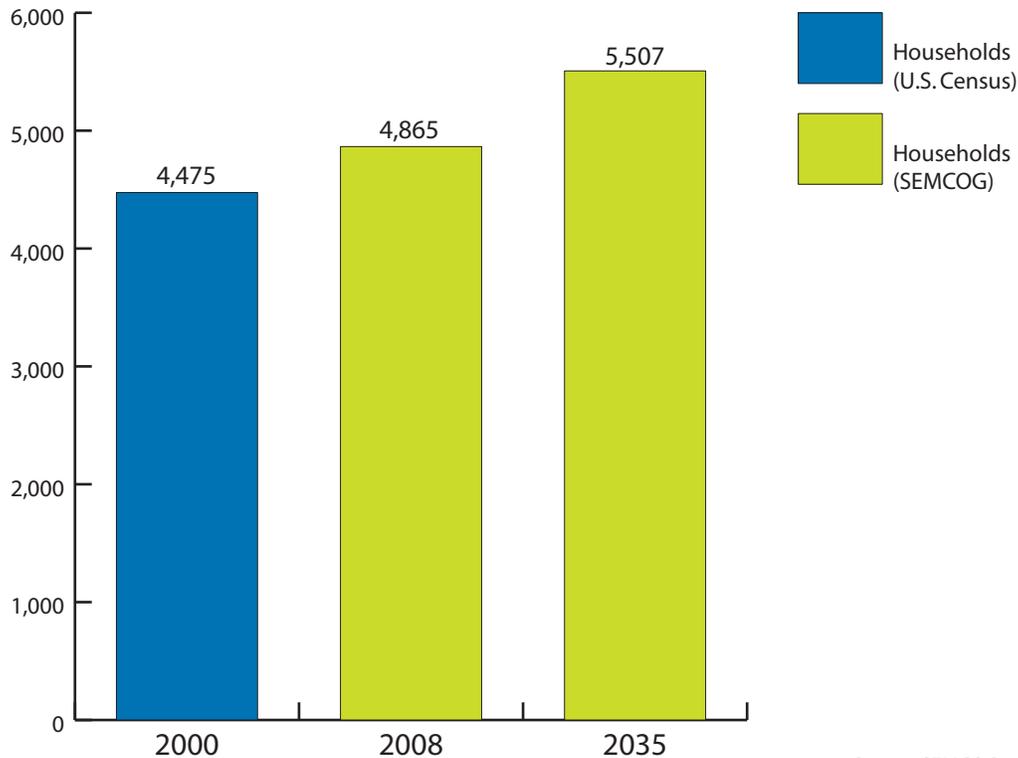
Population characteristics play an important role in determining the future land use needs of a community. The following pages provide a brief summary of some of the key characteristics of residents in the Charter Township of Brandon.

Age and Race

Age Composition

More than 50% of the Township population is under the age of 35. The 2000 Census shows

Figure 3: Number of Households



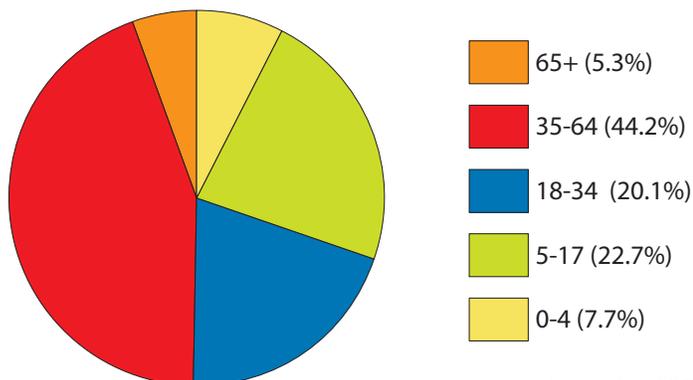
Source: SEMCOG

that the age groups of “5-15,” “35-64” and “over 65” have experienced significant growth since the 1990 U.S. Census. The median age for the Township was 34.6 years in 2000. This value is slightly lower than the county (36.7) and national averages (35.3).

Race

According to the 2000 U.S. Census, the racial makeup of the Township was almost 97 percent White, and less than 1 percent of each of the following: African American, Native American, Asian, Pacific Islander, and other races. About one percent of the population is of Hispanic or Latino origin.

Figure 4: Age Composition



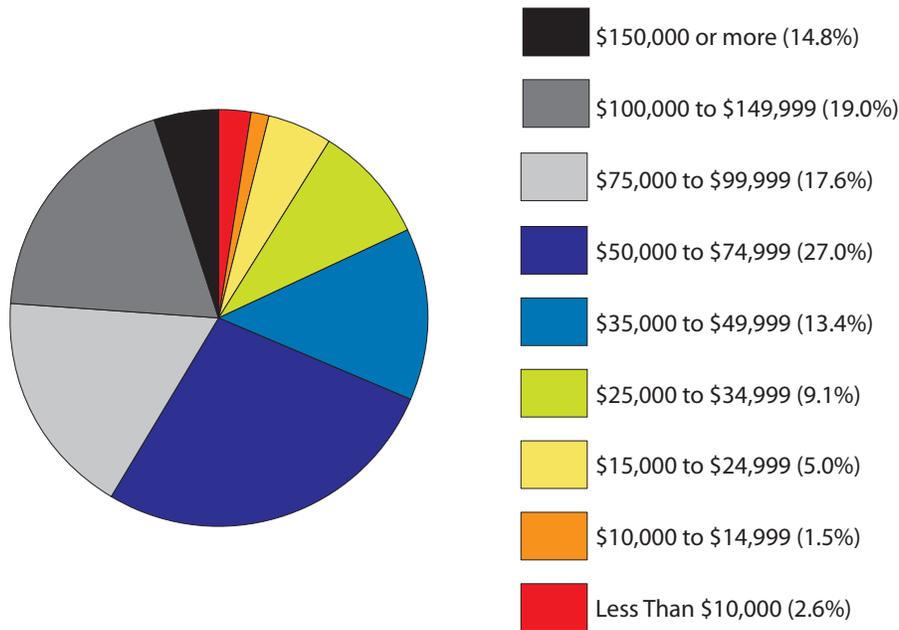
Source: SEMCOG

Income, Education & Employment

Income

Both the 2000 Census and the 2005 American Community Survey data are used to describe income patterns in the Township. As shown in Figure 5, there is a wide dispersion of household incomes in Brandon Township. According to the 2000 Census data, the most

Figure 5: Household Income



Source: SEMCOG

prevalent income category is between \$50,000 and \$75,000. The 2000 median household income in Brandon Township was \$66,895, an 8.1% increase from the 1990 median income of \$61,867. In 2005, the estimated median household income had increased to \$75,293, a 12.5% increase from 2000. The 2000 per capita income in Brandon Township was \$25,115, a 16.8% increase since 1990. 2005 estimates of per capita income show virtually no change at \$25,011. In 2000, about 3.0% of families and 4.4% of the population were below the poverty line, including 4.8% of those under age 18 and 8.7% of those age 65 or over.

Education

The education of Brandon Township has improved since the 1990 Census. As indicated in Figure 6, over 50 percent of Brandon Township’s residents have some college education. Approximately 14.6% percent of residents have a bachelor’s degree and 5.2% percent have a graduate or professional degree. These percentages are slightly

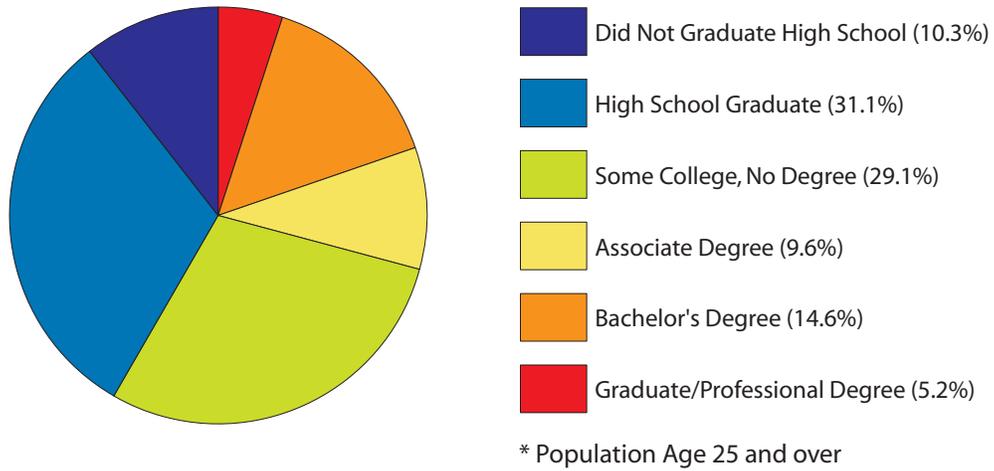
lower than the County’s at 23.2% and 15% respectively. Similar to Oakland County, over 10 percent of the Township did not graduate high school. This secondary educational attainment level is stronger than the United States as a whole, in that 19.6 percent of the nation did not graduate high school; however, despite improvements since the 1990 Census, Brandon Township is slightly behind the County and nation in college graduates and persons having a graduate or professional degree.

Employment

The 2000 Census indicates that the daytime population of Brandon Township is 8,376, of which 77% are non-working. According to SEMCOG’s 2035 Forecast for Southeast Michigan, the number of jobs in Brandon Township is expected to grow by nearly 30% in the next several decades, from 1,343 in 2005 to 1,742 by 2035.

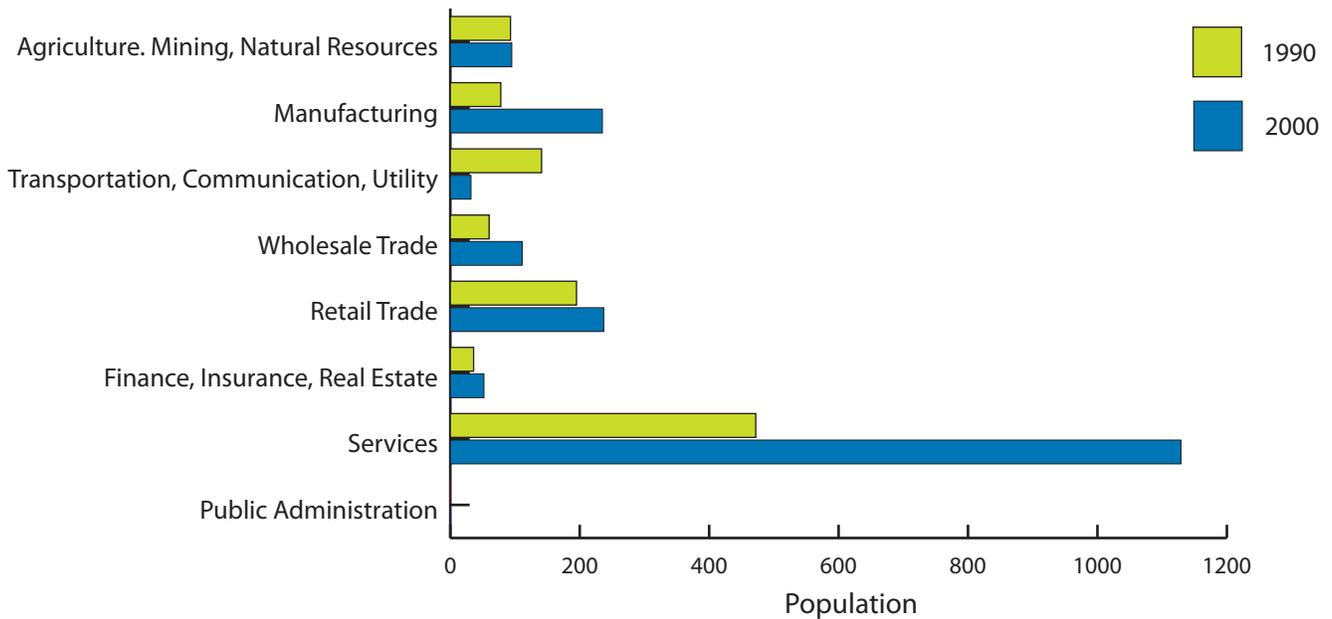
As shown in Figure 7, The Township’s largest employment classification is services. The

Figure 6: Educational Attainment



Source: SEMCOG

Figure 7: Employment Growth by Industry



Source: SEMCOG

number of service jobs has increased significantly since the 1990 Census. Manufacturing, retail and wholesale trade jobs have also increased between 1990 and 2000.

Residential Characteristics

Number of Housing Units and Type

The housing unit trends depicted in Figure 8, indicate that the number of housing units has steadily increased since 1990. The growth in the number of housing units in Brandon Township between 2000-2008 (11.0%) has slightly outpaced household population growth between 2000 and 2008, where household population increased from 13,141 to 13,852, or 5.4%.

As shown in Table 1, the predominant housing type in Brandon Township is the traditional single family unit, although there is a variety of other housing types available. Between 2000 and 2007, 501 new single family detached units were permitted within the Township. There was

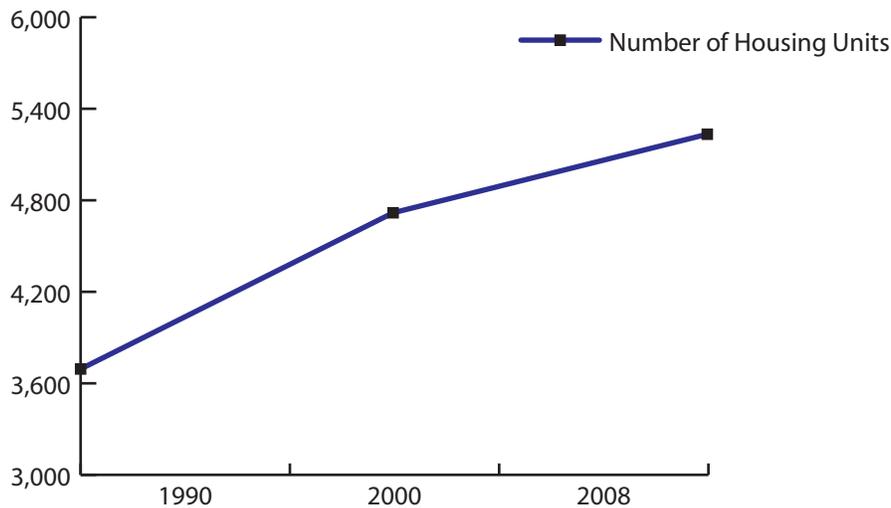
Table 1: Composition of Housing

Housing Type	1990	2000	Change 1990-2000
Single Family Detached	2,709	3,659	950
Duplex	19	0	-0-
Townhouse/ Attached Condo	18	19	1
Multi-Unit Apartment	16	23	7
Mobile Home	917	1,011	94
Other	15	0	-0-
Total Housing Units	3,694	4,712	1,018

Source: SEMCOG

no growth or loss in other housing types. Of the housing units within Brandon Township, 91% were owner occupied in 2000, 4% were renter occupied and 5% were vacant.

Figure 8: Number of Housing Units



Source: SEMCOG

Residential Construction

Residential building permits for single family homes decreased in Brandon Township between 1997 and 2007. Table 2 reflects new housing starts and commercial construction within Brandon Township between 1997 and 2007. In line with changes in the economy, Oakland County has also seen a significant decline in new housing starts between 1997 (5,426 permits issued) and 2007 (884 permits issued).

Average Housing Cost

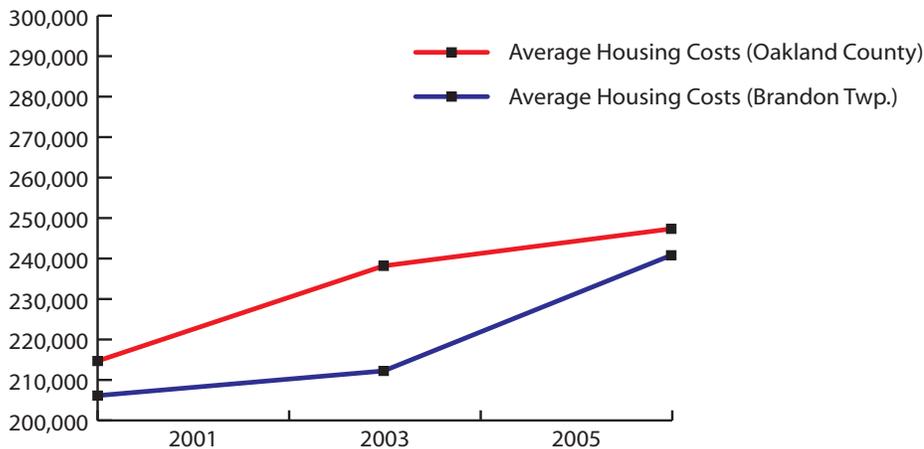
Oakland County Community Profile Data shows that average housing costs in Brandon Township have increased since 2001. In 2005, the average housing cost was \$240,807. While the Township's numbers are lower than the County's, housing costs have increased more rapidly in the last few years.

Table 2: Construction within Brandon Township (1997-2007)

Year	New Housing	Misc.	Barn	Garage	Commercial	Total
1997	121	90	51	48	2	312
1998	130	121	61	31	2	345
1999	123	106	52	30	3	314
2000	98	138	31	24	3	294
2001	88	134	63	31	5	321
2002	75	103	34	36	8	256
2003	82	111	38	31	6	268
2004	65	113	35	26	4	243
2005	59	91	29	14	5	192
2006	27	67	17	10	8	129
2007	13	56	16	20	3	108
2008	4	49	7	9	7	76

Source: Brandon Township

Figure 9: Average Housing Costs



Source: SEMCOG

Residential SEV

Table 3 below indicates the 2008 SEV values for Brandon Township. The values are shown for both the Brandon and Oxford School Districts.

Table 3: 2008 SEV Values

Property Class	Brandon Schools	Oxford Schools
Agricultural	7,476,990	4,809,160
Commercial	43,206,950	--
Industrial	2,015,330	64,370
Residential	475,461,760	100,112,740
Com. Personal	3,908,662	32,630
Util. Personal	7,708,930	1,758,550
Total	539,778,622	106,777,450

Source: Brandon Township

COMMUNITY FACILITIES & SERVICES

Township Facilities

The following facilities are located within the Township and are shown on Map 2:

Brandon Township Office Building (395 Mill Street, Ortonville, MI 48462)

This building houses the Township Supervisor, the Township Clerk, and the Township Treasurer. Also found here are the Building Department and the Recreation Department. This building also houses the main meeting room for all Township boards and commissions.

Brandon Senior Center (345 Ball Street, Ortonville, MI 48462)

This building houses all senior activities and contains a social/ television area, a crafts area, offices, and a large dining area where the seniors are served hot lunch each week.

Brandon Sub-Station (15 South Street, Ortonville, MI 48462)

This building is owned by Brandon Township and serves as the local sub-station for the Oakland County Sheriff's Deputies who patrol the Township. It contains offices and equipment areas.

Library (304 South Street, Ortonville, MI 48462)

The Brandon Township Library offers a full range of modern library services for Township residents.

Township Hall (486 Mill Street, Ortonville, MI 48462)

Now owned by the Village of Ortonville, the historic town hall has hosted community meetings and events for well over 100 years.

Fire Stations

Three fire stations service Brandon Township. Fire Station #1 is located on South Street in the Village of Ortonville. Fire Station #2 is located on S. Sashabaw Road and serves the southern portion of the Township, and Fire Station #3 is located on Oakwood Road and serves the northern portion of the Township.

Schools

The Brandon School District includes the following schools:

- Brandon High School (grades 9-12)
- Brandon Middle School (grades 7 & 8)
- Brandon Fletcher Intermediate School (grades 5 & 6)
- H.T. Burt Elementary (grades K-4)
- Harvey Swanson Elementary (grades K-4)
- Belle Ann Elementary (grades K-4)
- Oakwood Elementary (grades K-4)
- Smithling Special Education Center (special needs students)
- Sherman Life Long Learning Center

Hospital Facilities

A number of the hospitals servicing Brandon Township include:

- Lapeer Regional Hospital (Lapeer, MI)
- Havenwyck Hospital (Auburn Hills, MI)
- Huron Valley-Sinai Hospital (Commerce, MI)

- Genesys Health Systems (Grand Blanc, MI)
- POH Regional Medical Center (Pontiac, MI)
- St. Joseph Hospital (Pontiac, MI)

Parks and Recreation

As Brandon Township has grown, the demand for quality recreational programs has grown as well. In 2007 alone, Brandon Township Parks & Recreation processed registrations for over 5,000 participants & teams. It is for this reason that Brandon Township Parks & Recreation has pursued development of its first public recreational park over the past several years.

With the support of the Brandon Township Board of Trustees, Brandon Township Parks & Recreation staffers worked to purchase and develop the Township’s first public recreational park, called Brandon Township Community Park. The 47-acre parcel, located at the northeast corner of Oakwood and Hadley roads, was purchased by the Township in 2005. The former farmland contains four baseball fields, four multipurpose fields for soccer and football, a sledding hill, two skating ponds, two playgrounds, several pavilions and picnic areas, and a hands-on miniature rock quarry for children. A series of landscaped trails and boardwalks allow visitors to walk through the preserved fen and wetland areas as well as the Living Tree Library - one of only a few such educational resources available in Michigan.

Brandon Township Community Park has been designed to be entirely ADA-compliant and universally accessible by people of all abilities. Accessibility has been incorporated into every aspect of park infrastructure. Ultimately, the eight-foot-wide paved trails, the universally accessible seating and rest areas, the ADA-compliant picnic tables and playgrounds, the interpretive signage and the handicapped

parking near every destination within the park collectively enhances the recreational experience for everyone. Other innovative design features ensure universal access to all pavilions, trails and structures.

On February 29, 2008, the Brandon Township Parks & Recreation Department submitted an application to the Michigan Department of Natural Resources for the 2008 Land & Water Conservation Fund grants. On July 28, 2008, Brandon Township Parks & Recreation was notified that their grant application had scored the highest out of all fund applicants statewide and had been chosen to receive funding in the requested amount of \$75,000. The funds are for the purchase and construction of a universally accessible “boundless” Playground system and motorized sledding hill lift station at Brandon Township Community Park. These improvements will be completed in 2009.

In addition to this first Township park, Ortonville State Recreation Area is located within the northern portion of Brandon Township.

Utilities

Well and Septic

All properties are serviced by private well(s) and septic tank(s). There are no sanitary mains, water mains, or storm sewer systems within Brandon Township.

Other Utilities

DTE Energy provides electric power service. Consumers Energy provides natural gas service.

COMMUNITY FACILITIES BRANDON TOWNSHIP

Legend

- Community Facilities

- 1 - Senior Center
- 2 - Township Offices
- 3 - Old Township Hall
- 4 - Fire Station #1
- 5 - Brandon Fletcher Intermediate
- 6 - Library
- 7 - Harvey Swanson/HT Burt Elementary
- 8 - Brandon Middle School
- 9 - Brandon High School
- 10 - Brandon Elementary (09')
- 11 - Fire Station #3
- 12 - Fire Station #2
- 13 - Brandon Township Park
- Section Corners



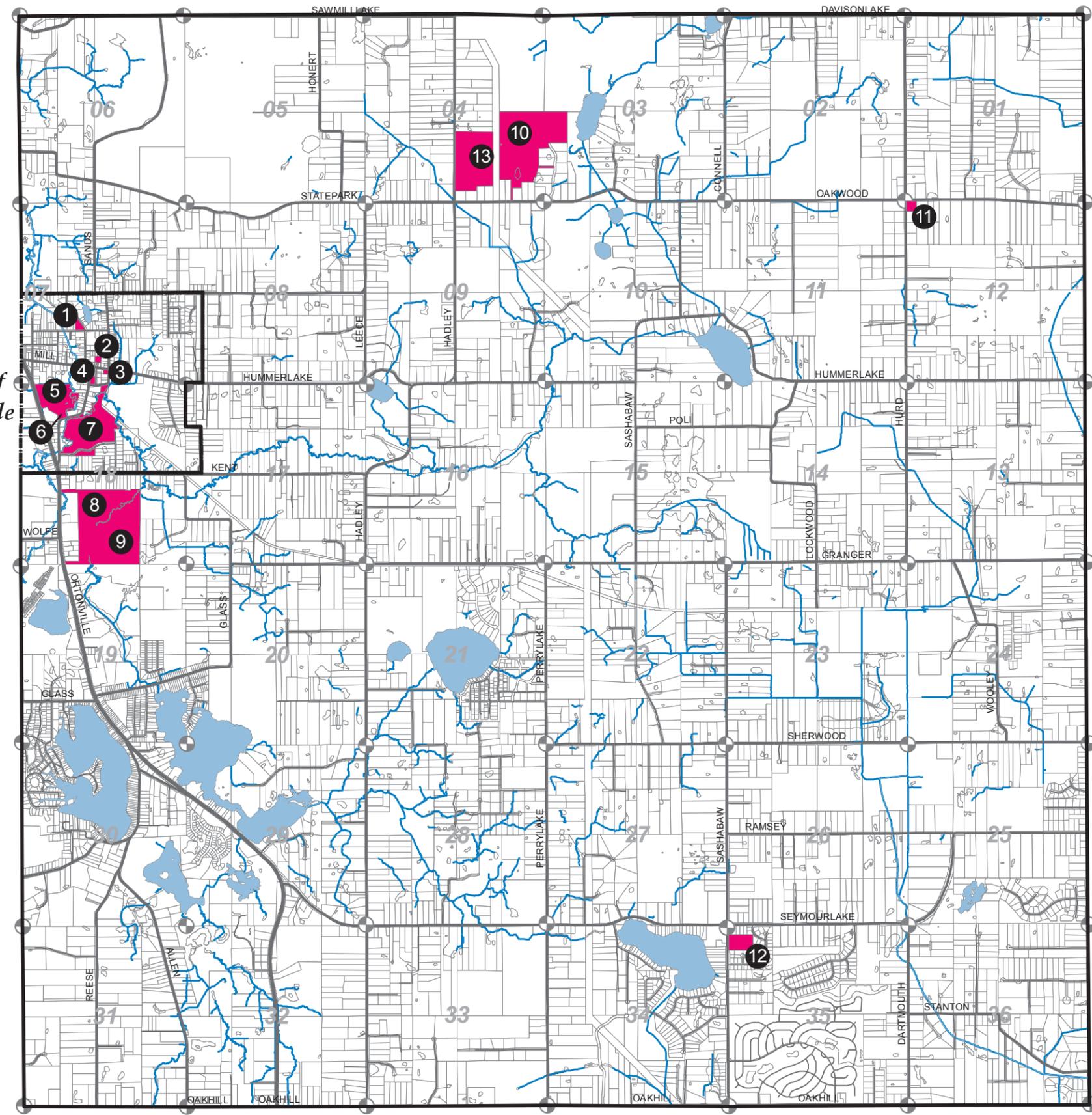
Plot Date: 6-10-09

Source: Carlisle Wortman Associates
and Oakland County

Carlisle/Wortman Associates, Inc.
Community Planners & Landscape Architects
Ann Arbor, Michigan



*Village of
Ortonville*



EXISTING LAND USE

An understanding of existing land use patterns is essential to formulate a well reasoned plan for the future. Township land uses were derived from information provided by Oakland County and updated based on aerial photography and field verification. The Existing Land Use Map, included at the end of this section, depicts the land development patterns of the Township.

Land Use Definitions

The following classifications, based on the Oakland County annual land use data, have been applied to Township land uses:

Agricultural: Parcels used as cultivated farm land, orchards, or for livestock activity, with or without related farm structures.

Single Family: Improved parcels having one unit per building in predominately residential use. Single Family residential land uses can be broken down into several classifications to better describe the distribution of various parcel sizes - and therefore density - of residential land use in the Township. These classifications are shown below:

- Less than 8,000 sq. ft.
- 8,000 to 13,999 sq. ft.
- 14,000 to 43,559 sq. ft.
- 1 to 2.4 acres
- 2.5 to 4.9 acres
- 5 to 10 acres
- Greater than 10 acres

Multiple Family: Improved parcels having four or more units per building in predominately residential use, including apartments, condominiums, row houses, senior living facilities without skilled nursing care, and terraces plus any streets, service drives, and

community areas such as yards, clubhouses, and pools. Hotels, motels, campgrounds, and mobile home parks are not included in this category.

Mobile Home Park: Improved parcels having multiple mobile home structures that are in the nature of a community or “mobile home park” plus any streets, service drives, and community areas such as yards, clubhouses, and pools.

Commercial/Office: Improved parcels used for wholesale, retail, office, entertainment, or services, including those uses predominately at street level on multi-functional structures, plus related contiguous accessory uses such as parking areas and service drives.

Public/Institutional: Improved parcels and facilities that are held in the public interest and are usually exempt from real property taxation plus any service drives or roads inside the actual parcel. Examples of this category are churches, schools, governmental offices, hospitals, assisted living and skilled nursing care facilities, municipal parking facilities, day care centers, and cemeteries.

Industrial: Improved parcels used for manufacturing or processing of materials, including storage and warehousing.

Transportation, Utility & Communication: Improved parcels containing above or below-ground utility or communication facilities, including electric and gas generating plants, transmission lines, booster and transformer stations, related storage yards, county drains, detention/retention basins etc. In addition, buildings related to utility companies, such as Detroit Edison, Consumer’s Energy, and telecommunications companies, plus Waste Water Treatment Plants and Water Works, are also included in this category.

Recreation/Conservation: Parcels for which the primary purpose is for outdoor recreation or natural area conservation. This may include public or private-owned parks, outdoor sporting clubs, golf courses, marinas, campgrounds, or areas for which the primary purpose is preservation and conservation of undeveloped natural areas.

Vacant: All parcels not included in one of the above definitions. These are unimproved areas that are not in a committed use and not in a use that is accessory to an adjacent parcel with a use described above.

Water: Areas that are ordinarily covered by water as depicted in the Oakland County Waterbody feature class.

Road Right-Of-Way: Areas that are predominately used for vehicular transportation. These areas may also contain pedestrian walkway, utility easements, railroad crossings, and/or on-street parking areas.

Table 4: Land Use Acreage

Land Use	Parcel Count	Acreage	% of Total
Agricultural/Vacant	1,052	5,437.9	24.8%
Single Family	4,592	12,941.1	59.0%
Multiple Family	16	16.1	0.07%
Mobile Home Park	4	272.0	1.2%
Commercial/Office	118	144.4	0.6%
Public/Institutional	44	247.8	1.1%
Industrial	7	9.5	0.03%
Transportation/Utility/Communications	12	195.1	0.9%
Recreation/ Conservation	204	1,467.8	6.7%
Road ROW	3,465	1,232.7	5.6%
Total	9,514	21,964.4	100%

Source: CWA/Oakland Cty. GIS

Land Use Acreages

Existing land use acreage by category for 2007 is illustrated in Table 4. As shown, the predominant land use in the Township is single-family residential. A significant portion of the Township is also classified as agricultural/vacant land. The acreages for recreation/conservation use and road right-of way range between 1,200-1,500 acres. Table 5 shows a breakdown of the parcel sizes within the Township, and this information is illustrated on Map 5. The “less than 8,000 s.f.” classification and the “1 - 2.5 acre” classification are the dominant parcel types within the Township, while the “greater than 10 acres” category covers the most land area.

Table 5: Parcels by Acreage

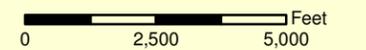
Parcel Size	Parcel Count	Acreage	% of Total
Less than 8,000 sq.ft.	2,031	230.4	1.0%
8,000 - 13,999 sq.ft.	1,733	432.4	2.0%
14,000 - 43,559 sq.ft.	1,753	1,009.7	4.6%
1 - 2.5 acres	1,931	3,787.6	17.2%
2.5 - 4.9 acres	1,207	4,265.9	19.4%
5 - 10 acres	549	4,196.2	19.1%
Greater than 10 acres	310	8,042.2	36.7%
Total	9,514	21,964.4	100%

Source: CWA/Oakland Cty. GIS

EXISTING LAND USE BRANDON TOWNSHIP

Legend

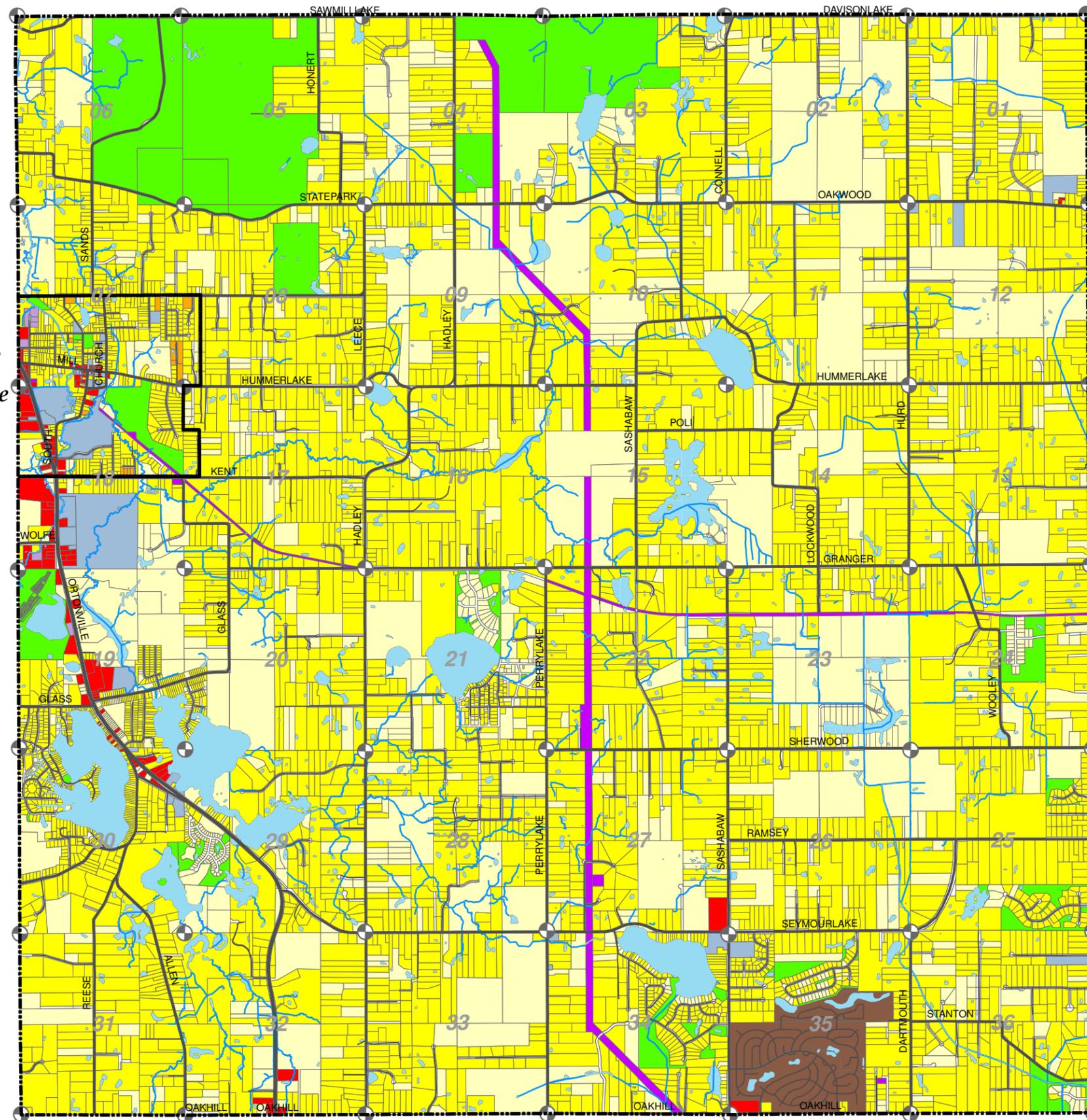
-  Agricultural/Vacant
-  Single Family
-  Multiple Family
-  Mobile Home Park
-  Commercial/Office
-  Public/Institutional
-  Industrial
-  Transportation/Utility/
Communication
-  Recreation/Conservation
-  Water
-  Section Corners

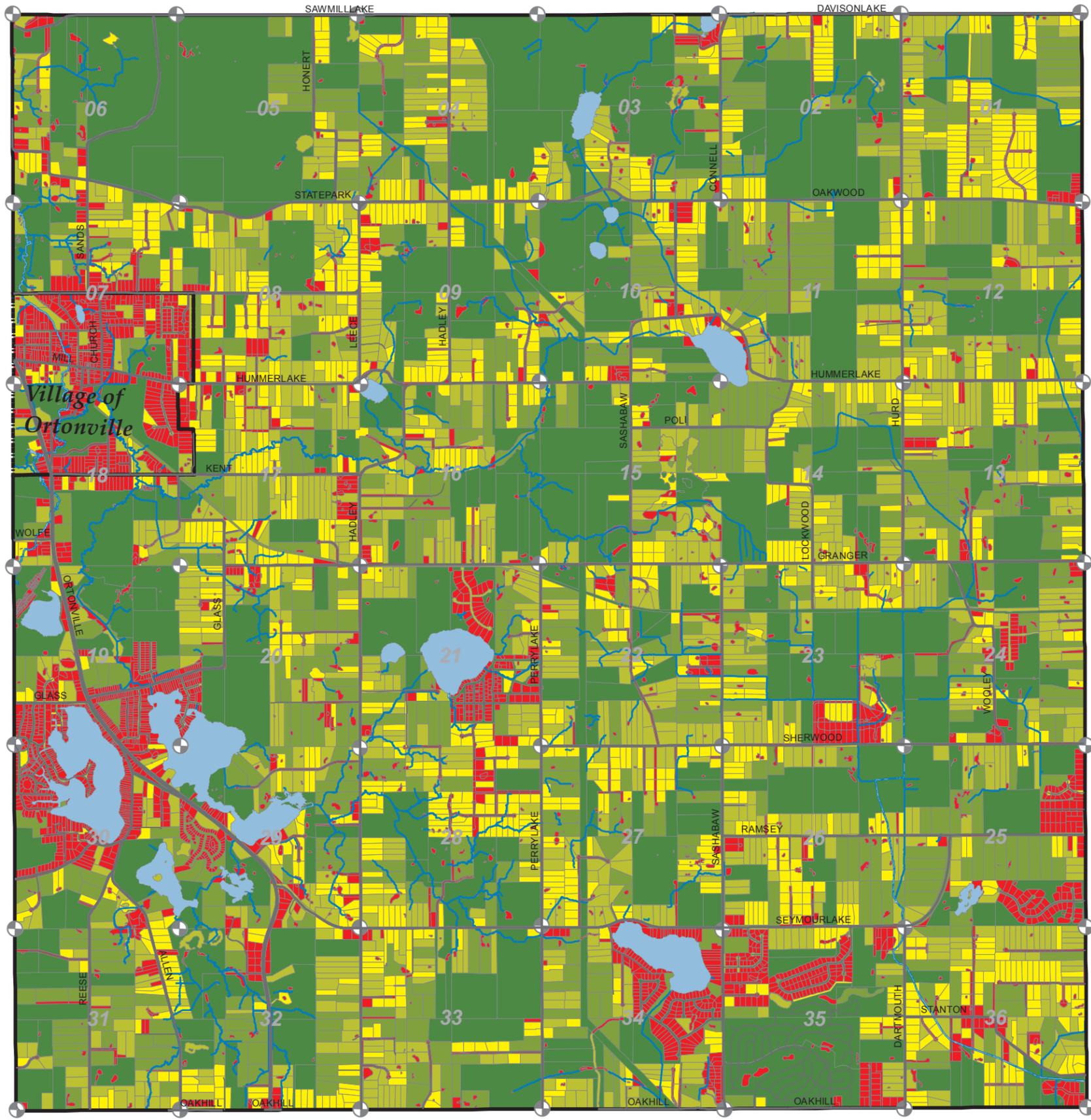


Plot Date: 6-24-09

Source: Carlisle Wortman Associates
and Oakland County

*Village of
Ortonville*





ACREAGE ANALYSIS BY PARCEL

BRANDON TOWNSHIP

Legend

- Parcels
- Less Than 8,000 Sq. ft
 - 8,000 to 13,999 Sq. ft
 - 14,000 to 43,559 Sq. ft
 - 1 to 2.49 Acres
 - 2.5 to 4.99 Acres
 - 5 to 10 Acres
 - Greater Than 10 Acres
 - Section Corners



Plot Date: 6-10-09
Source: Carlisle Wortman Associates and Oakland County

NATURAL RESOURCES

The natural features of Brandon Township have played a major role in attracting and influencing growth and development of the area. Many residents settle in the Township because of its rural atmosphere, characterized in part by rolling hills, woodlands, wetlands, and lakes.

Typically, community master plans include a description of the various natural features existing within its boundaries. However, Brandon Township has been involved in several environmental planning initiatives that go beyond describing the area occupied by wetlands and woodlands. This chapter of the 2009 Master Plan explains these studies, their results, and how this information can be used to accommodate development while preserving the natural resources the community values.

Baseline Data

To provide a record that can be used to assess future change within the Township, the following table lists baseline data for the various types of ecological systems in Brandon Township as of 2007:

Table 6: Existing Natural Features

Natural Feature	Acreage
Emergent Wetland	485
Forested Wetland	1,472
Scrub-Shrub Wetland	1,121
Treerows/Woodlands	2,315
Water	569

Source: Oakland County

The Natural Features map on the next page locates these features across the Township.

Watershed Planning

In 2002, the Michigan Department of Environmental Quality began administering the Stormwater Permit Program (Phase II) of the Clean Water Act. This program required Brandon Township to apply for and maintain a stormwater permit, which allowed the Township to discharge stormwater into waters of the state.

To address the program’s requirements, the Township joined three subwatershed planning groups (Upper Clinton, Stony/Paint Creek, and Middle Flint), and participated in developing subwatershed management plans to identify actions that will better protect surface water quality within its boundaries. While the Township is no longer required to maintain a stormwater permit, it continues to be committed to reducing the impact stormwater runoff has on its water resources. The community is also much more aware of how stormwater impacts the natural environment, and how new techniques in stormwater management, on both a parcel and community level, can help protect water quality.

Upper Clinton Subwatershed

The Upper Clinton Subwatershed is part of the larger Clinton River Watershed. It is called the “Upper Clinton” because it encompasses most of the headwaters, or sources, of the Clinton River system.

Brandon Township is located in the northern most reaches of the subwatershed. Only 5%, or 1,127 acres of the Township’s land area is located within the subwatershed. Nearly all of the land area is occupied by single-family residential developments, with a few pockets of commercial, agricultural and public/institutional land uses. Two large areas have been identified by the MNFI as Priority Two and Priority Three preservation areas in this

subwatershed, and contain two large palustrine wetlands and Seymour Lake.

Overall, analysis of available water quality data for the Upper Clinton subwatershed indicates that the River, its tributaries and associated lakes make up a generally high quality waterway that has begun to show some signs of impairment. These impairments (in priority order) include bacteria, changes in hydrology, nutrients, and sediments. The impairments are thought to be caused by waterfowl, failing or poorly maintained septic systems, increased impervious surfaces, removal of riparian vegetation, residential fertilizer, road-stream crossings, roadside ditches, flashy flows and streambank erosion, and construction runoff.

Stony/Paint Creek Subwatershed

The Stony/Paint Creek Subwatershed is also a part of the larger Clinton River system. Brandon Township contains the headwaters of Paint Creek and several of its tributaries, which are located on the eastern side of the Township. This subwatershed encompasses 7,028 acres (or 30%) of the Township. The land uses in this subwatershed are mostly medium and low-density residential, but also contain vacant parcels, land used for agriculture, and a small area of high-density residential (mobile home park). Seven Priority Two, and 10 Priority Three MNFI sites are located in this subwatershed.

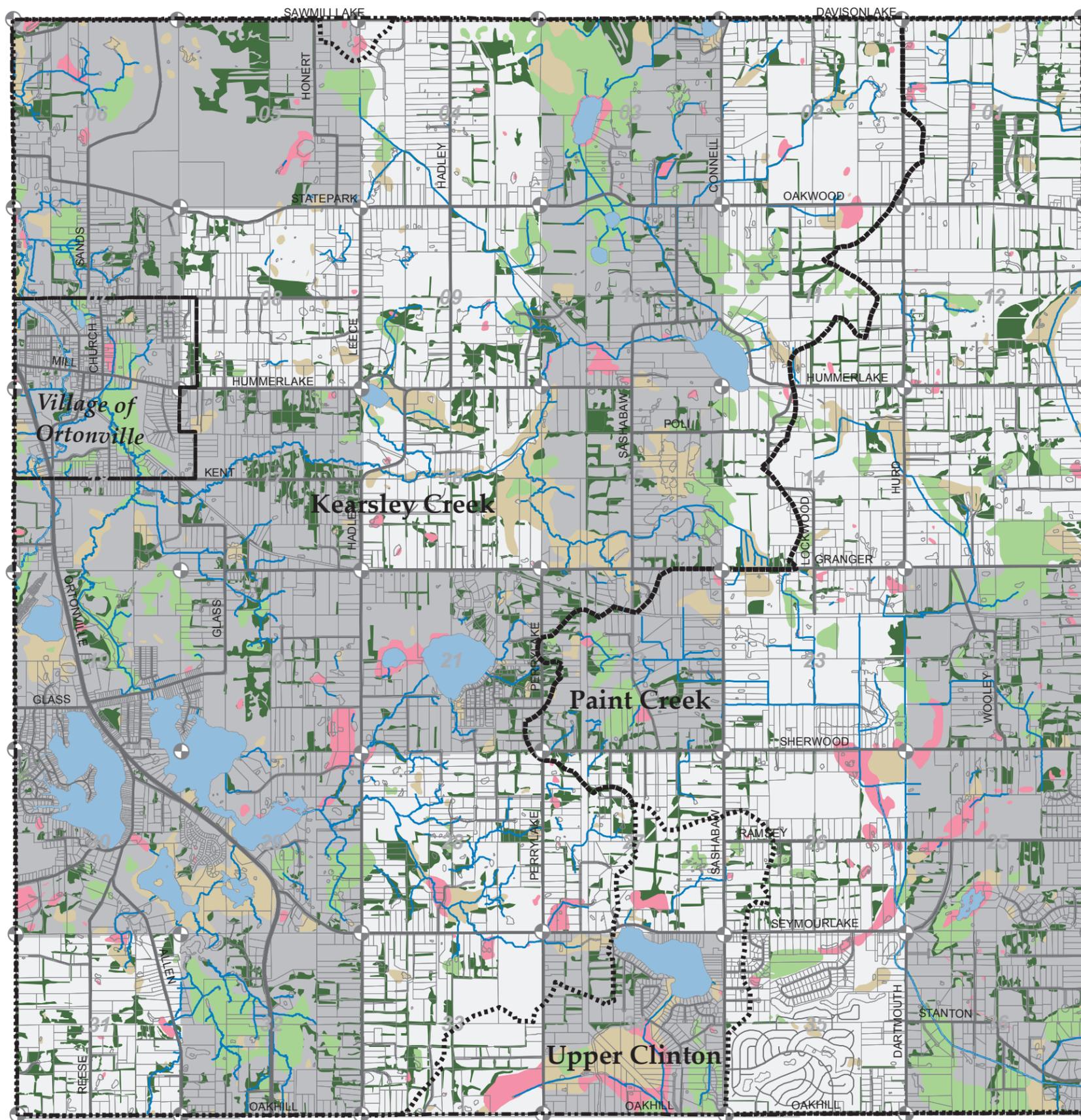
Through analysis done for the Subwatershed Management Plan, the current water quality of Paint Creek is high. In fact, it is managed as a cold-water trout stream from Lake Orion to its confluence with the Clinton River. Primary impairments include sediments, nutrients, bacteria, and threats to the cold water fishery from elevated temperatures. Impairments are thought to be caused by runoff from construction sites, gravel roads, roadside ditches and road-stream crossings, removal of riparian vegetation, residential fertilizers, pet, waterfowl and livestock waste, failing

and poorly maintained septic systems, and increased impervious surfaces.

Kearsley Creek (Middle Flint) Subwatershed

The Kearsley Creek Subwatershed is a part of the larger Flint River system. Kearsley Creek is a cold water, MDNR-managed trout stream. The headwaters of Kearsley Creek are located in Brandon Township, and occupy 14,825 acres (64%) in the western half of the Township. Land uses in this subwatershed represent all categories within the Township, with the largest acreage being low density residential uses. However, M-15 (Ortonville Road) traverses the subwatershed, where many more intense land uses, such as commercial and industrial uses, are located. Despite this fact, all four of the Township’s Priority One MNFI sites are located in this subwatershed, as well as 18 Priority Two, and 14 Priority Three MNFI areas.

The Subwatershed Plan credits the low-intensity development patterns in the headwaters area for Kearsley Creek’s high water quality in Brandon Township. However, it also states that future development could negatively impact water quality in the creek, as well as the creek’s physical stability. The primary impairment to Kearsley Creek is sediment. This impairment is thought to come from streambank erosion (flashy flows), wind erosion, removal of riparian vegetation, construction sites, gravel roads, roadside ditches, road-stream crossings, farming practices near the stream, and improperly stabilized stormwater structures in both roadways and agricultural fields. As Kearsley Creek is a cold water stream, the change in temperature and flow regimes due to development also have a negative effect on the quality of the waterway.



NATURAL FEATURES BRANDON TOWNSHIP

Legend

- Emergent Wetlands
- Forested Wetlands
- Scrub-Shrub Wetlands
- Treerows / Wetlands
- Water
- Watershed Boundary
- 5 - 8 inches/year
- 9 - 11 inches/year
- Section Corners



Plot Date: 6-10-09

Source: Carlisle Wortman Associates
and Oakland County

Natural Features Report and the Michigan Natural Features Inventory

In 2001, Oakland County contracted with the Michigan Natural Features Inventory (MNFI), a program of the Michigan State University Extension (MSUE) that works in close cooperation with the Michigan Department of Natural Resources (MDNR) and The Nature Conservancy to conduct a County-wide natural resources inventory. In 2004, Brandon Township used this information to add a *Natural Features Report* to their Master Plan. This report identified important environmental areas within the Township worthy of protection.

The MNFI staff of environmental professionals, including biologists, botanists, and zoologists, identified and ranked potential natural areas across Oakland County. Potential natural areas were defined as, “Places on the landscape dominated by native vegetation that have various levels of potential for harboring high quality natural areas and unique natural features.” These places were identified by MNFI staff using digital aerial photographs taken in 2000 using the following criteria:

1. Intactness (level of landscape fragmentation due to human activity, such as farming and development)
2. Water resources (Wetlands and river/stream corridors)
3. Forested tracts

Once the potential natural areas were identified, each was ranked using the criteria below. The ranking system allocated a score for each criteria, based on how the site met certain parameters. For example, sites 20 - 40 acres in size received a score of “0” for that criterion, sites 40 - 80 acres received a “1,” sites 80 to 240 acres received a “2,” and sites greater than 240 acres received a “4.” Individual criterion scores were then added up, and a total score calculated for each site. The

criteria used to rank each site includes:

1. Size (Larger sites improve the viability of species and ecosystems)
2. Core Area (Total area minus 300’ buffer. Limits negative impacts on “edge-sensitive” animal species)
3. Stream Corridor (Provides wildlife connections between patches of habitat)
4. Landscape Connectivity (Connections between habitat patches are critical for wildlife health)
5. Restorability (Offers potential to increase size of existing natural areas, provides connections between patches, and creates natural buffers from developed areas)

Based on the total scores, each site was ranked for preservation as “High” (Priority One), “Medium” (Priority Two) or “Low” (Priority Three). Highly rated sites are large, with a variety of interacting natural features, such as woodlands, wetlands and riparian areas. A variety of natural feature types over a large area makes a site more ecologically valuable than small sites that are fragmented by development or farming activities.

The MNFI analysis in Brandon Township resulted in five (5) Priority One sites (1,400 acres), 26 Priority Two sites (2,479 acres), and 25 Priority Three sites (1,149 acres). These sites are shown on the MNFI Map on the following page.

Green Infrastructure Planning

Building on the MNFI study, Brandon Township then participated in a “Green Infrastructure” planning study in 2007 conducted by Oakland County Planning and Economic Development Services (OCPEDS). The purpose of this study was to use the MNFI data, among other information, to create a “network” of green spaces. The intent of the network is

to conserve natural ecosystem values and functions, guide sustainable development, and provide economic and quality of life benefits to communities within the County.

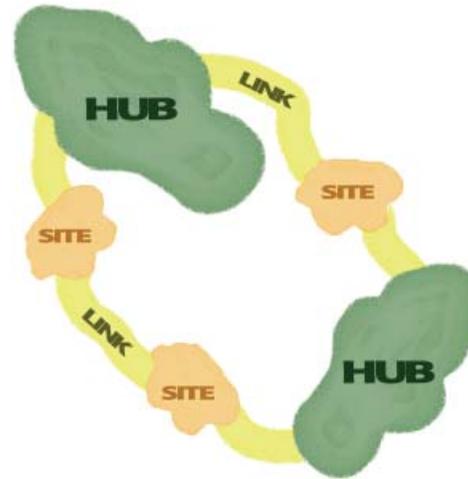
“Green infrastructure” is an interconnected network of open spaces, natural areas and waterways. This network supports native species, maintains natural ecological processes, sustains air and water resources, and contributes to human health and quality of life. Maintaining a “green” infrastructure provides ecological services that will not need to be replicated by built or “gray” infrastructure as the Township continues to grow. This coordination between environmental conservation and development is a win-win for residents’ long-term health and quality of life, as well as for development and building activity in the Township.

A green infrastructure network consists of the following components:

Hubs: Hubs anchor the network and provide an origin or destination for wildlife. Hubs range in size from large conservation areas to smaller parks and preserves. Hubs provide habitat for native wildlife and plants, and help maintain natural ecological processes. Note that the Priority One MNFI areas are considered hubs.

Sites: Smaller ecological landscape features that can serve as a point of origin or destination or incorporate less extensive ecologically-important areas. Note that Priority Two and Three MNFI areas are considered sites.

Links: The connections that hold the network together and enable it to function. Links facilitate movement from one hub to another.



To develop the green infrastructure system, the Township’s elected and appointed officials, residents, environmental and conservation group representatives, and others participated in a visioning session led by OCPEDS. The participants were provided with a series of maps showing a variety of environmental and cultural information, including the areas identified in the MNFI study.

Broken into several small groups, each group was asked to mark important natural and cultural features on a large transparency that was laid over the maps. The information on the transparencies was then compiled in a Geographic Information System (GIS) to determine the Township’s assessment of the important features in its community. The result of this process is shown on the Green Infrastructure map.

MICHIGAN NATURAL FEATURES INVENTORY

BRANDON TOWNSHIP

Legend

Michigan Natural
Features Inventory

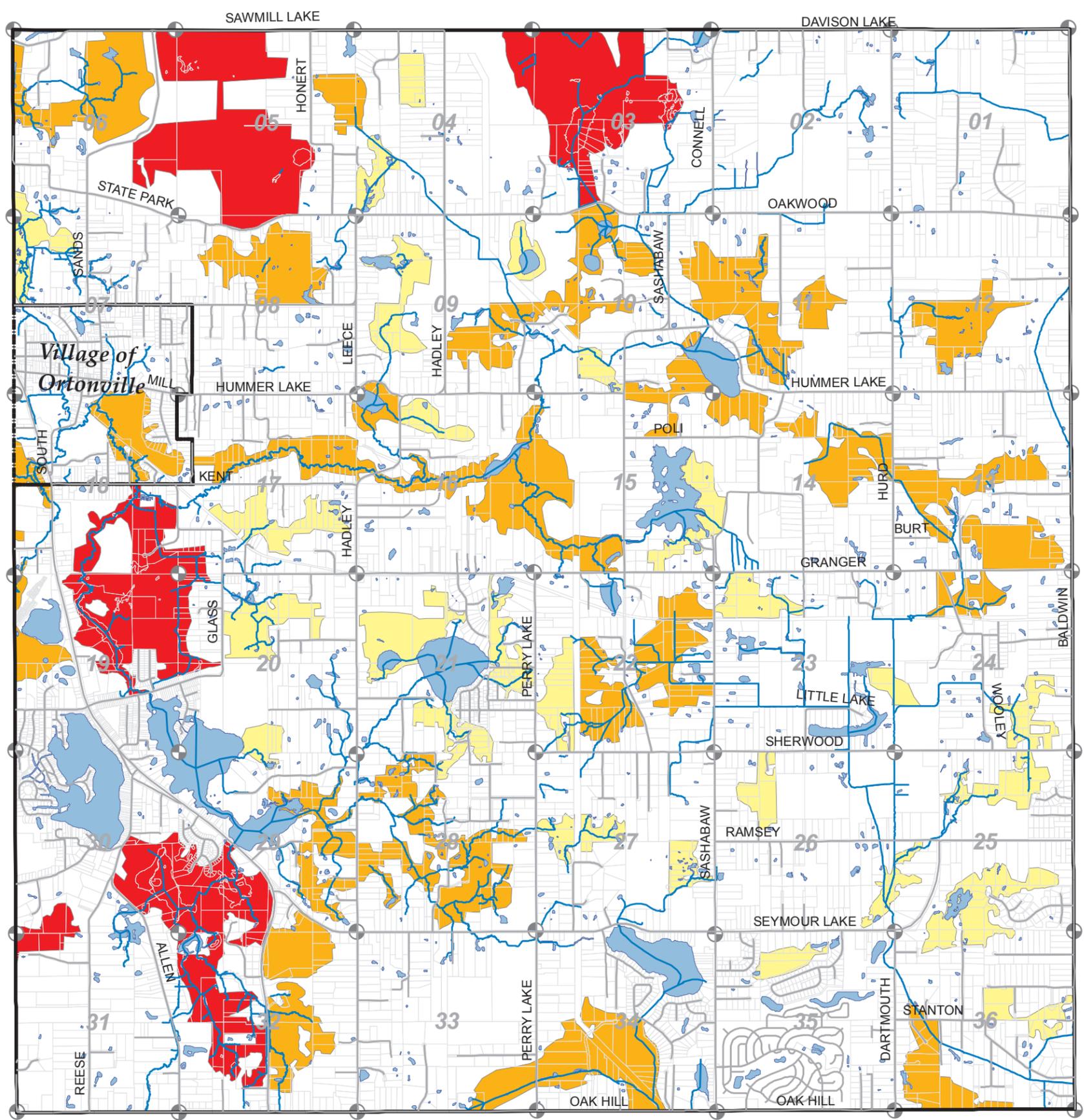
- Priority One
- Priority Two
- Priority Three

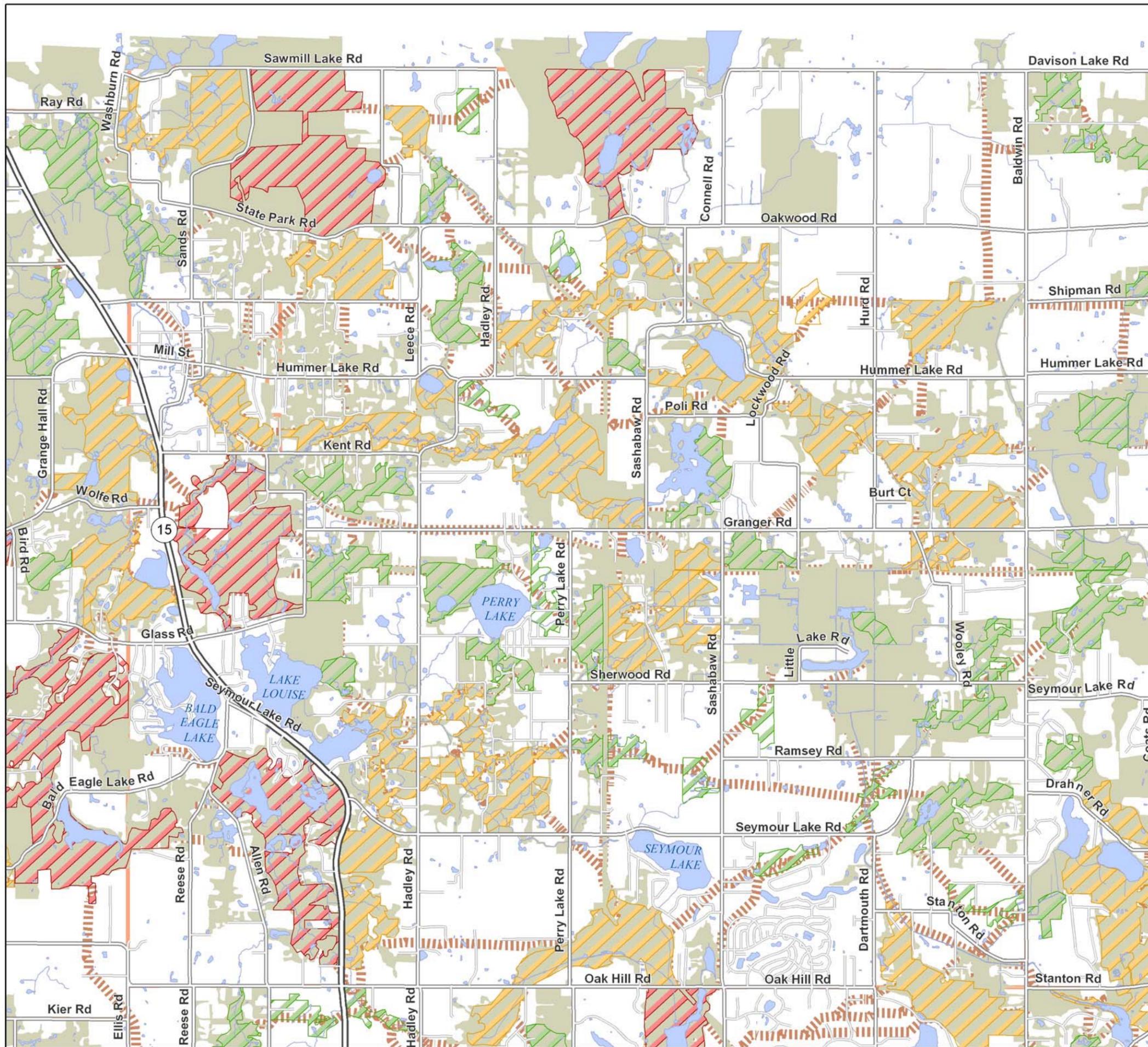
- Municipal Boundary
- Roads
- Waterways
- Waterbodies
- Section Corners



Plot Date: 6-10-09

Source: Carlisle Wortman Associates
and Oakland County





OAKLAND
COUNTY MICHIGAN
L. Brooks Patterson, County Executive

Brandon Township Green Infrastructure

Oakland County
Environmental Stewardship Program
Planning & Economic Development Services

— Highway
 — Major Road
 — Minor Road
 — Municipal Boundaries
 — Lakes & Ponds
 — Rivers & Streams
 — Green Infrastructure
 — Green Infrastructure Link
2004 MNFI Potential Natural Area
 — Priority One
 — Priority Two
 — Priority Three

Map Created on March 26, 2009

0 0.5 1 Miles

The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.

TRANSPORTATION

The provision of a safe and efficient transportation system is essential to commerce and daily activities and is a major consideration in a community's development. As a rural community, the Charter Township of Brandon is relatively isolated in the northern part of Oakland County and the closest interstate is I-75 to the south. The state highway M-15 passes through a small portion of the Township.

The transportation needs of the Township are met by M-15 and local roads maintained by the County. There are 134 miles of road within the Township.

As a largely rural community, there is significant opportunity for further development of the street system. However, future transportation improvements must focus on identifying the best areas for growth, while preserving the abundance of natural features within the Township. In terms of existing roadways, focus should be on the best use of existing rights-of-way. Opportunities include managing parking wisely, traffic calming, access management techniques and focusing additional regulatory and redevelopment assistance efforts on primary travel corridors.

Although the private vehicle will continue to be an important part of the transportation system, the Township must also strive for a balanced transportation system that gives people viable alternatives to driving, including transit, bicycling and walking. Furthermore, environmental considerations should be incorporated into every decision to enhance the quality of life.

The transportation element of this master plan has many purposes.

- Serves as a reference guide regarding the transportation system within the Township.
- Sets a vision for future motorized and non-

motorized transportation needs within the Township.

- Promotes a better understanding of the strong relationship between transportation and land development patterns and how planning can be better integrated.
- Identifies opportunities for change, including: better management of parking, access management techniques, traffic calming, and creating corridor improvement authorities.

Roadway Classification and Responsibility

Roadway classifications are often confusing because planning agencies use the classifications for different purposes. Administrative jurisdictions identify roads in terms of governmental responsibility for construction and maintenance. Roadway classifications are also used to determine eligibility for state funding and federal aid. Functional classifications are used to group streets and highways into classes, or systems, according to the character of traffic service they are intended to provide.

Administrative Jurisdiction

Act 51 of the Public Acts of 1951, as amended, creates a fund into which specific transportation taxes are deposited, sets priorities for the use of transportation revenues, and charges county road commissions with the responsibility of classifying county primary and local roads. The classifications developed by the county road commissions are subject to Michigan Department of Transportation (MDOT) approval. Roads designated as primary roads must be of "the greatest importance". This determination is based on traffic volumes,

primary generators of traffic served and other factors.

MDOT and the Road Commission of Oakland County (RCOC) share responsibility for the operation and maintenance of the roadway network within the Township. MDOT is responsible for maintenance and improvement of M-15, while the RCOC has jurisdiction over all other roads.

By designating a road as part of the County Primary System, State and Federal weight and gas tax revenues can be obtained for maintenance.

Road Right-of-Way Plan

The road right-of-way plan consists of a map that indicates the existing right-of-way widths for roads in Brandon Township. Right-of-way widths are established based on research that indicates required road specifications to provide various levels of service. The Master Right-of-Way Plan published by Oakland County, and adopted by the Brandon Township Board and Planning Commission is an important planning document because setbacks and other development standards should be established in relationship to existing or future right-of-way widths. Map 9 provides the existing road right-of-way designations for the road system within the Township.

Functional Classification

The Transportation Plan Map presented in Map 10 proposes the hierarchy of transportation routes based upon the National Functional Classification (NFC) System. NFC is a planning tool which has been used by federal, state and local transportation agencies since the late 1960's. Functional classifications are used to group streets and highways into classes, or systems, according to the character of traffic service they are intended to provide. The NFC designation also determines whether

a road is eligible for federal funds, either as part of the National Highway System (usually limited to principal arterials) or through the Surface Transportation Program. Federal-aid roads are, collectively: all principal arterials, all minor arterials, all urban collectors and all rural major collectors.

Principal Arterials

These roadways are at the top of the classification hierarchy. The primary function of such roadways is to carry relatively long distance, through-travel movements. Examples include interstates and other freeways as well as state routes between larger cities. M-15 is the only Principal Arterial within Brandon Township.

Minor Arterials

Minor Arterials tend to accommodate slightly shorter trips than principal arterials. There is some emphasis on land access and they may carry local bus routes and provide intracommunity continuity, but do not penetrate neighborhoods. Minor arterials include Oakwood and Seymour Lake Roads.

Major Collectors

Major collectors provide access and mobility within residential, commercial, or industrial districts and connect local roads to arterials. Major collectors generally carry more traffic than minor collectors. Major collectors include Sashabaw and Hadley Roads.

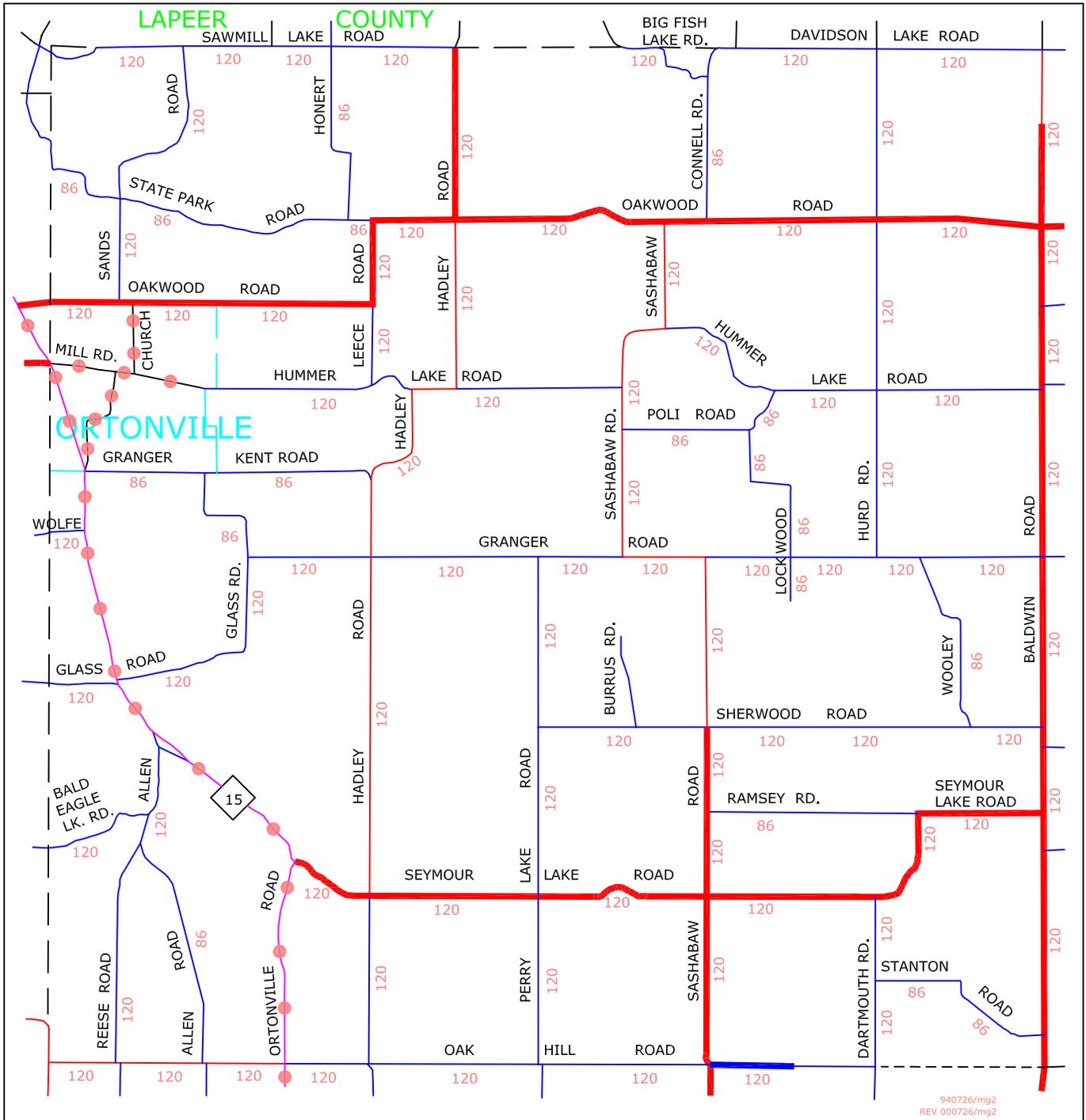
Minor Collectors

Minor collectors also provide access amongst varying land uses, but generally have less traffic than Major Collectors. There are no minor collectors designated in the Township.

Local Roads

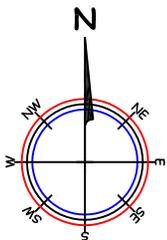
Local Roads provide access to individual properties and typically have moderate to

MASTER RIGHT-OF-WAY PLAN FOR COUNTY ROADS



940726/mg2
REV 000726/mg2

BRANDON TOWNSHIP VILLAGE OF ORTONVILLE



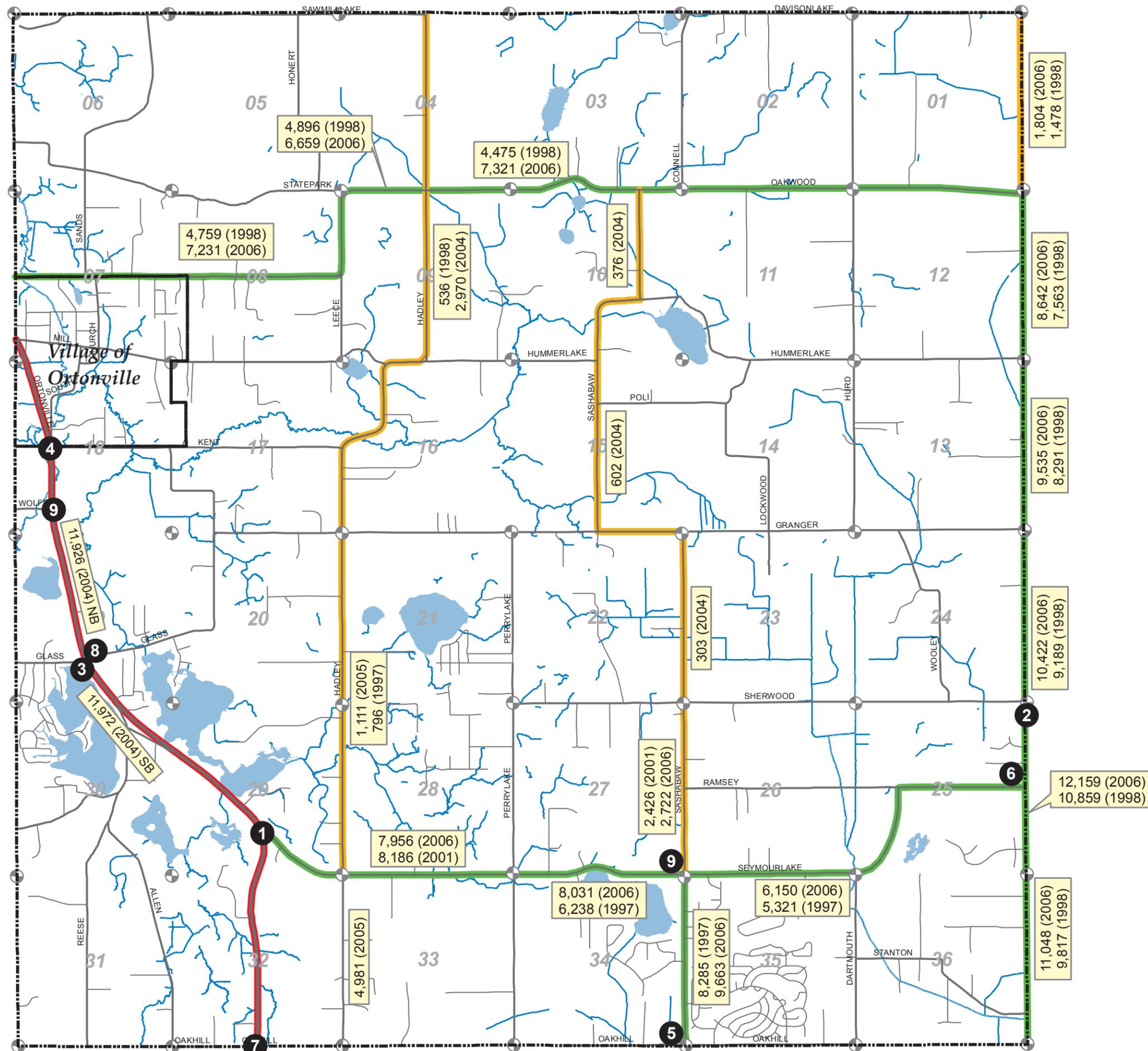
- PAVED COUNTY PRIMARY
- GRAVEL COUNTY PRIMARY
- PAVED COUNTY LOCAL
- GRAVEL COUNTY LOCAL
- NATURAL BEAUTY ROAD
- STATE / FEDERAL HIGHWAY
- LOCAL JURISDICTION (NON-COUNTY)
- POLITICAL BOUNDARY (C-V-T)
- 150
- 120
- 86
- 66
- PLANNED RIGHT-OF-WAY (FULL WIDTH)

PRODUCED BY:
ROAD COMMISSION FOR OAKLAND COUNTY
PLANNING & DEVELOPMENT DEPARTMENT

TRANSPORTATION BRANDON TOWNSHIP

Legend

-  Principal Arterial
-  Minor Arterial
-  Major Collector
-  High Crash Intersections
-  Traffic Counts
-  Section Corners



Plot Date: 6-10-09

Source: Carlisle Wortman Associates and Oakland County

Table 7: High Crash Intersections

Local Rank	County Rank	Region Rank	Intersection	2003-2007	Annual Avg 2003-2007	2007
1	729	2,447	Ortonville Rd @ Seymour Lake Rd	42	8	7
2	892	3,086	Baldwin Rd N @ Seymour Lake Rd	35	7	3
3	993	3,451	Glass Rd W @ Ortonville Rd	32	6	5
4	1,075	3,748	Granger Rd @ Ortonville Rd	30	6	4
5	1,100	3,852	Oak Hill Rd @ Sashabaw Rd S	29	6	0
6	1,292	4,571	Baldwin Rd S @ Seymour Lake Rd	25	5	2
7	1,406	5,038	Oak Hill Rd @ Ortonville Rd	23	5	6
8	1,478	5,294	Glass Rd E @ Ortonville Rd	22	4	1
9	1,556	5,557	Sashabaw Rd S @ Seymour Lake Rd	21	4	3
9	1,556	5,557	Ortonville Rd @ Wolfe Rd	21	4	7

Note: Intersections are ranked by the number of reported crashes and does not take into account traffic volume. This ranking method tends to rank a high-volume intersection as a high-crash intersection.

Source: SEMCOG

low speeds. The remaining roads within the Township are classified as local roads.

Traffic Counts and Crash Locations

The Transportation map indicates traffic volumes for some of the major roadways within the Township. When looking at historic counts, many of the roadway links indicated on this map have experienced increases in traffic volumes.

SEMCOG annually publishes information on traffic accident data by community. Table 7

indicates the top ten traffic crash locations within the Township. Since 2003, the number of total crshes within the Township has ranged from 260 in 2007 to 326 in 2003. Approximately 80% of crashes between 2003-2007 involved property damage only, greater than 18% involved injury and .1% fatalities.

Road Improvements

According to SEMCOG, there are no roadway projects for Brandon Township currently listed in the Short Range Transportation Program (TIP) or Long Range Transportation Plan (RTP). However, since 1995 an M-15 Task

Force has discussed improvements to the M-15 corridor between I-75 and I-69. The project, costing an estimated \$150 million (2008 dollars) would include widening of M-15 to four lanes in several locations and creating narrow boulevards. This project would impact Brandon Township.

Fire Routes

A network of dedicated fire routes is established in the Township. These streets receive priority for snow plowing and street clearance.

Airports

Airports certified for carrier operations nearest to Brandon Township include:

- Oakland County International (Pontiac, MI)
- Bishop International (Flint, MI)
- Willow Run (Detroit, MI)

Rail

The closest rail stations servicing Brandon Township are approximately 15-20 miles away, including AMTRAK stations in Lapeer, Pontiac and Flint.

APPENDIX

**Charter Township of Brandon
Master Plan 2008: Vision Session
Comment Summary**

Introduction

The Master Plan Visioning Session was held at Brandon Middle School from 6:30-9:30 P.M. on June 10, 2008. The purpose of this workshop was to provide residents and Township officials with background information on the Charter Township and Master Plan process as well as solicit feedback to develop and prioritize goals for the Master Plan. The workshop included a brief formal presentation, and an open-house format with stations and small-group discussions facilitated by planning commission members. The following pages list the issues identified by the small-group discussions and comments received on comment cards distributed at the workshop. The comments are grouped into the following categories: General Information; Residential Development; Commercial and Industrial Land Use / Economic Development; Parks, Open Space, and Natural Feature Preservation; Transportation & Traffic; and Community Facilities.

[Note: *Italicized comments represent comments received from a group session conducted at the planning fair held on June 10, 2008. Approximately 40 people were in attendance. All other comments were received on comment cards (n=12 respondents).*]

General Information

- *Agricultural is off by +30 acres on current plan*
- *Preserve agricultural land*
- *Need for green space and open space w/ paths*
- *Develop a Nature center*

- *Create website/volunteer group to help remove invasive plant species*
- *Would like to see community open spaces in neighborhood developments*
- *Maintain agricultural/rural character*
- *2.5 cutting down by 50% for livestock? Concern about a trend by Planning Commission*
- *Promote recycling*
- *Concern that we want to move from rural to city*
- *Preserve rural character*
- *Maintain and create green spaces/corridors*
- *Would like to see a recycling center*
- *Improve Senior Center*
- *Greater support for agriculture*
- *Open spaces – grants, taxes*
- *Preservation of creeks and wetlands*
- *Focus on green infrastructure*
- *More trails*
- *Would like to see a Natural Features Committee*
- *While encouraging agricultural use of land – allow farmers to sell what they grow through farm stands*

Residential Development

- *Improve variety of housing*
- *Road expense by builder*

- *Improve economic diversity*
- *Would like to see age-appropriate housing, one level*
- *Maintaining green space is important*
- *Would like to see clustering in developments*
- *2.5 acre minimum*
- *No manufactured homes*
- *Two-story height maximum*
- *Would like to see Brandon: have mainly single-family units on large lots to preserve rural atmosphere. Need to keep some agricultural areas.*
- *Township doesn't have enough resources to have large development, but most people live here for the open areas.*
- *Brandon is a rural area, which our county needs to preserve*
- *In favor of low buildings*
- *Create Community Garden – vegetables, flowers, etc., outside of downtown*
- *Address many economic levels – encourage diversity – economic diversity*
- *Wants fire department out of Village (& Township offices) but not on M-15. Township office should be more centralized.*
- *Would like to see responsible development.*
- *Sewers tend to be “under”engineered. Sanitation & water purification underestimated. Arsenic is concern. Not a “guarantee” to alleviate tax burden on residents. Roads to support area businesses shouldn't be sole responsibility of business owners.*
- *Businesses –Willing to commute to area stores, shops & restaurants. Need good bakery.*
- *Maintain RURAL!! No “Dixie Highway”!*
- *Be sensitive to natural features*
- *Want development that is aesthetically pleasing – compliments rural integrity*
- *No NEON! No Vegas!*
- *Would like to see height restrictions – no more than 2 stories*
- *Monument signs versus high exposure*
- *Be sensitive to light pollution*

***Commercial and Industrial Land Use/
Economic Development***

- *M-15 – Do not want another M-24. “Service” vs. “Retail” on corridor*
- *M-15 – Fear of over-production of retail space. No “big box” retail.*
- *Build, but with limitations*
- *Medical (hospital, urgent care), restaurant, Papa Joe's*
- *Still need green space, regardless of commercial [drawing] Cluster option*
- *No new development until existing buildings are occupied*
- *M-15 – Work hand-in-hand with Village to protect against “unlimited” growth*
- *Cost is a big issue*
- *Development rampant. Golf course, park.*
- *Promote small-time business*

- Does not want to see large retail – Wal-Mart type
- Do not promote industrial development that harms our environment

Parks, Open Space, and Natural Feature Preservation

- *Preserve open spaces (natural)*
- *Adopt more woodlands & wetlands*
- *Have pride in natural setting – Kearsley Creek*
- *Rule & regulation apart*
- *Attention to cutting trees and wildlife corridor habitats*
- *Develop wetland ordinance and woodland ordinance to protect natural features*
- *Protect farmland and all open areas*
- *Train easement to complete Polly Ann – Granger Rd to Town*
- *Encourage biking and hiking*
- *Develop additional path and trails*
- *Focus on green infrastructure*
- *Natural feature community formed*
- *Concerns with runoff, riparian buffers, maintaining native plant species*
- *Maintain adequate setbacks*
- *Develop weed ordinance*
- *Would like to see Golf course, disc golf*
- *Buy open land for parks*
- The existing rural character of Township is very important! It is one of our main

assets with the lakes, open green areas and agricultural areas.

- I think we have enough sport parks but would love to see bike & hiking paths, maybe a “dog” park or horse riding area.
- We should be very serious about seeking to preserve open spaces! This is one of the main attractions to our rural community.
- We need to preserve our woodland & wetland areas with stricter ordinances that are followed and upheld
- With the increase of population we really need to preserve our wetlands and forests. The animals need a place to live. And one of the major reasons people move to Brandon is for the open space and nature, which we need to preserve.
- We need to preserve open space and adopt stricter woodland and wetland ordinances. We should not need to build in those areas when there are many others available.
- Absolutely preserve open space and keep it natural.
- Adopt MORE STRICT woodland & wetland ordinances. Widen the buffer between development and wetlands
- Please take more pride in our natural treasures
- Stop cutting down the trees first and then trying to sell the property
- Stay away from wetlands!
- Maintenance of existing rural character – within reason – for the purpose of enjoying the natural scenery
- Developing new park facilities for public use not necessarily value-added as the

population levels out. Most households already have yardage & families with children tend to use schools for park-like activities, events.

- State-managed parks (in the area) satisfy the need
- Adopt more strict wetlands during new development

Transportation & Traffic

- *Don't widen Oakwood Road (2)*
- *Need another lane on M-15*
- *Maintain 25MPH speed limits on gravel roads*
- *Keep all gravel roads in Township / Do not pave*
- *We need a car pool lot in the Township*
- *Develop biking & hiking trails/paths ***
- *Don't widen M-15*
- *A real effort should be made to convert the old railway bed that runs a bit south of Granger Road to a functional bike-pedestrian pathway, and it should be connected to the Polly Ann Trail which ends just east of our border in Oxford.*
- *Look at traffic calming*
- *Do not expand any major road*
- *Do not encourage faster or more traffic*
- *Do not encourage people to traverse Brandon on their way to some place else*

Community Facilities

- *Update hospital/facilities to include Genesys / Crittenton / POH / St. Joes / McLaren*
- *Property next to high school – nature center – education for schools & general public – increase education for nature & environmental issues (similar to nature center @ Independence Oaks)*
- *Centrally located Township office – move office from current location*
- *Fire station not in Oxford but Brandon Township – only Oxford mailing address*
- *Not all stations (fire) are manned, i.e. Station 3*
- *M-15 corridor needs a sewer district / Lake Louise / Bald Eagle Lake – not rural community*
- *Location of senior center – needs to be centralized*
- *Senior Center needs to be updated & provide better services*
- *Bike/walking paths – need to participate w/ rails to trails programs*
- *No sewers – no need for sewer in Brandon Township*
- *Centralized trash company & recycling*
- *Kids' center – teen center – recreation center – place for kids to go and provide activities – not the library or schools*
- *Attempt to negotiate w/State with better rates for use of State Parks & State recreational areas*

Charter Township of Brandon Master Plan 2008: Focus Group Summary

Introduction

The Master Plan Focus Groups were held at Brandon Middle School from 6:30-9:30 P.M. on September 9, 2008. The purpose of this workshop was to augment the information gathered in the first visioning session and develop priority goals and implementation strategies for the Master Plan. The results are presented below:

General Information

Priority Visions:

Maintain and create green spaces/corridors
Preservation of creeks and wetlands

Implementation:

Ordinance provision
Township policy
Revise existing provision
Overlay zoning
Better enforcement
Tap into other community resources in county
Explore avenues for more public input
More transparency in community government
Citizen advisory group
Share information through internet/education

Parks, Open Space & Natural Features Preservation

Priority Visions:

Maintain existing rural character of the Township
Preserve woodlands and wetlands with stricter ordinances

Implementation:

Ordinance provision
Township policy
Revise existing provision
Overlay Zoning
Education
Natural features setback
Better enforcement
Fewer variances
Local wetland ordinances for less than 4 acres
Higher fines/penalties
Grants for purchase open spaces, including matching funds

Residential Development

Priority Visions:

2.5 acre minimum lot area
Maintaining green space is important

Implementation:

Ordinance provision (PC and ZBA)
Township policy
Revise existing provision

Overlay zoning

Make sure ordinances have meat and enforcement

Limit variances

Transportation & Traffic

Priority Visions:

Develop biking and hiking trails/paths

Do not widen M-15. Consider center turn lane.

Implementation:

Ordinance provision

Township policy

Revise existing provision

Overlay zoning

Biking/hiking paths—twp. Policy, grants, public education, or millage

Have a voice on the M-15 focus group

Economic Development

Priority Visions:

Aesthetically pleasing development which complements rural integrity

Maintain rural, no Dixie Highway

Implementation:

Ordinance provision

Township Policy

Revise existing provision

Overlay zoning

Architectural and landscape standards

Study group to see how others are managing this

Community Facilities

Priority Visions:

Bike/walking paths—participate in rails to trails program

Centralized trash company and recycling

M-15 corridor needs a sewer district/Lake Louise/Bald Eagle Lake

Implementation:

Ordinance provision

Township policy

Revise existing provision

Overlay zoning

Grants