



# Putnam Township

LIVINGSTON COUNTY, MICHIGAN

## Update to the 2005 Master Plan and 2009 Update

Adopted January 18, 2012

## **Putnam Township** **2012 Update to the Master Plan**

### UPDATING THE MASTER PLAN

Putnam Township adopted its Master Plan on November 16, 2005, along with a subsequent Update on February 18, 2009.

In October 2010 the Township initiated this Update to further address and refine elements of the Future Land Use Map and Plan Goals.

After review by adjacent municipalities and the Livingston County Planning Commission, the Planning Commission held the required public hearing on December 14, 2011. Following the hearing, the Commission recommended approval by the Township Board. Subsequently, the Township Board approved the Master Plan Update on January 18, 2012.

This 2012 Update includes changes to the Future Land Use map; therefore, the Future Land Use map on Page 55 of the 2005 Plan, as well as Map C in the 2009 Update are superseded by the new map contained in this document. Accordingly, the attached Map A is the new Future Land Use map.

### CHANGES TO THE FUTURE LAND USE MAP:

1. *LDR Low Density Residential and RP Rural Preservation to MDR Medium Density Residential (four locations – M-36 at Hinchey, M-36 at Farley, Darwin at Cedar Lake and adjacent to and southeast of the Village).*

The Master Plan classification for these four areas was changed to better reflect the established development pattern. Each area is already developed consistent with the planned MDR density and this change will match the established and planned character of each area.

2. *LDR Low Density Residential to MHP Manufactured Home Park (east of the Village on the south side of M-36)*

While the area already planned as MHP (north of the Village) has been deemed suitable for such development, the Township decided to evaluate additional properties for suitability of the MHP designation. The intent being to provide another option that could accommodate such development.

Characteristics such as size, development constraints (steep slopes, wetlands, lakes/rivers and flood zones), proximity to the Village and access to roads, services and utilities (in keeping with the Plan Goal promoting higher density/intensity uses near the Village) were used to identify another appropriate location.

The evaluation ultimately led to this approximately 80-acre property that is flat, contains a relatively limited amount of environmental conditions, is near the Village, and has direct access to a major roadway (M-36).

3. *LB Local Business to MDR Medium Density Residential (the north side of Honey Creek Court, west of Dexter-Pinckney Road)*

This 1-acre property was recently split off from the larger parcel fronting Dexter-Pinckney Road, which is planned as LB Local Business.

The intent of the lot split was for the future development of a single family residence matching the established pattern along Honey Creek and Honeycomb Court. The change to MDR is consistent with this intent.

4. *RP Rural Preservation to LDR Low Density Residential and MDR Medium Density Residential (along D-19 and extending east to the Township boundary and west to Gawley Road).*

Given a significant amount of land planned as AP and RP, the Township sought out additional land that could accommodate single-family residential development at a slightly higher density, such as LDR and MDR.

As the primary north/south roadway through the Township, the D-19 corridor north of the Village was evaluated and selected as such an area. Accordingly, a higher density (MDR) classification was located along the roadway itself, as it is expected to be able to accommodate single-family residential development at a slightly higher density.

The next less intense classification (LDR) was then selected to provide an appropriate transition from D-19 and MDR to the AP classification to the west and the Township boundary to the east.

This area contains a variety of existing lot sizes ranging from 1-acre to more than 10 acres. As such, future redevelopment of this area at the planned densities must be carefully evaluated in terms of potential impacts upon surrounding character. For instance, it generally would not be advisable to rezone one of the smaller individual parcels if it were to be surrounded by another designation.

Although such a request could be consistent with the Future Land Use Map, consideration must also be given to the Goals and Objectives of the Master Plan, as well as potential impacts upon the area. However, a rezoning proposed for one of the larger parcels or a group of properties may be more in keeping with the Goals of the Plan and be able to better absorb potential impacts.

Ultimately, any redevelopment/rezoning requests must be reviewed on a case by case basis with consideration given to all applicable criteria.

5. *LDR Low Density Residential and MDR Medium Density Residential to LB Local Business (along M-36 at Peaceful Valley Drive).*

Given the relatively small amount of land planned as either LB Local Commercial or GB General Business, the Township evaluated areas to accommodate future commercial uses. While the majority of the commercial activity for the larger area will remain in the Village, there are also opportunities for additional commercial in the Township.

After review, the Township decided that expansion of the already planned LB area along M-36 was the most logical choice. This plan provides a transition between the planned GB adjacent to the Village and the planned MDR farther east along M-36, while also providing the opportunity for added businesses to service the planned MHP property on the south side of M-36. This plan is also consistent with the overall goal of locating more intense land uses nearer the Village by providing a small node/corridor of planned commercial activity adjacent to the Village and along the major east/west roadway in the Township.

## CHANGES TO THE MASTER PLAN TEXT

Chapter Two of the 2005 Master Plan (pages 5 through 9) identifies three Goals in support of the overall Vision for Putnam Township – Natural Environment, Growth Management, and Infrastructure. This Update includes refinement to the description of each as follows:

### GOALS: NATURAL ENVIRONMENT

*Putnam Township will adopt measures to protect its environmental resources, such as wetlands, lakes, woodlands, and other pristine natural features, from the negative impacts of development.*

*Green technologies, and site and building design elements, that can reduce the energy consumption, impervious surface area, and other environmental impacts of development should be required for private development, and implemented in publicly funded projects, to the extent practical. The safe operation of alternative energy systems that can reduce reliance on carbon-based energy sources should be encouraged provided there are no adverse impacts upon the overall character of the Township or individual properties.*

*The Township will cooperate with the State, County, and surrounding communities to enhance the management of environmentally sensitive areas to take advantage of recreational opportunities while protecting these resources.*

### GOALS: GROWTH MANAGEMENT

*Putnam Township will plan a land use pattern that represents a predominately rural residential and agricultural character, with quality single-family housing at densities appropriate to its low-density setting.*

*Following an appropriate development pattern, more intense densities and uses should be located in close proximity to the Village of Pinckney, compatible with the town character and existing infrastructure.*

*Commercial, medium and higher density residential, and other nonresidential development shall occur on a limited basis; be located in appropriate areas where nearby rural residential uses are not adversely affected; and be designed to preserve the rural character qualities of the township.*

*The Township shall seek to coordinate land use with the Village of Pinckney to complement existing uses within each community, take advantage of existing community services to avoid duplication, and preserve the rural character of the township.*

### GOALS: INFRASTRUCTURE

*Putnam Township will provide, or coordinate with the Village, State and County agencies to provide, the necessary public facilities and services that will serve the needs of its residents and preserve the township's rural character.*

*When planning for a limited amount of more intense densities and uses, the township will direct development to areas with compatible existing and planned development patterns, and where appropriate infrastructure is in place (or available nearby) to reduce costs and preserve the predominant rural character of the township.*

*The Township will plan an efficient transportation roadway and pedestrian network that considers such factors as resident desires, land use, traffic conditions and roadway function, and other appropriate elements.*

**FUTURE LAND USE CATEGORIES CORRELATION TO ZONING DISTRICTS**

The Master Plan and Future Land Use Map are intended to guide future zoning and land use decisions. As such, the table below provides a correlation between Master Plan categories and Zoning Ordinance designations. Please note there is oftentimes an overlap among categories and that details such as specific site conditions, character of the area and Ordinance regulations will ultimately determine which zoning designation may be the most appropriate for a given site.

Master Plan	Zoning Ordinance
AP Agricultural Preservation	A-O Agricultural/Open Space RR Single Family Residential RBR Resource-Based Recreation
RP Rural Preservation	A-O Agricultural/Open Space RR Single Family Residential RBR Resource-Based Recreation
LDR Low Density Residential	RR Single Family Residential RS-1 Single Family Residential
MDR Medium Density Residential	RS-2 Single Family Residential RS-3 Single Family Residential
HDR High Density Residential	RS-3 Single Family Residential RS-4 Single Family Residential R-2 Two Family Residential R-3 Multiple Family Residential
LR Lake Residential	LR-1 Single Family Lake Residential LR-2 Single Family Lake Residential
LB Local Business	C-1 Local Business
GB General Business	C-2 General Business
LI Light Industrial	M-1 Light Industrial
MHP Manufactured Home Park	MHC Manufactured Housing Community RS-2 Single Family Residential RS-3 Single Family Residential RS-4 Single Family Residential

**REVISED FUTURE LAND USE MAP**

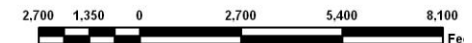
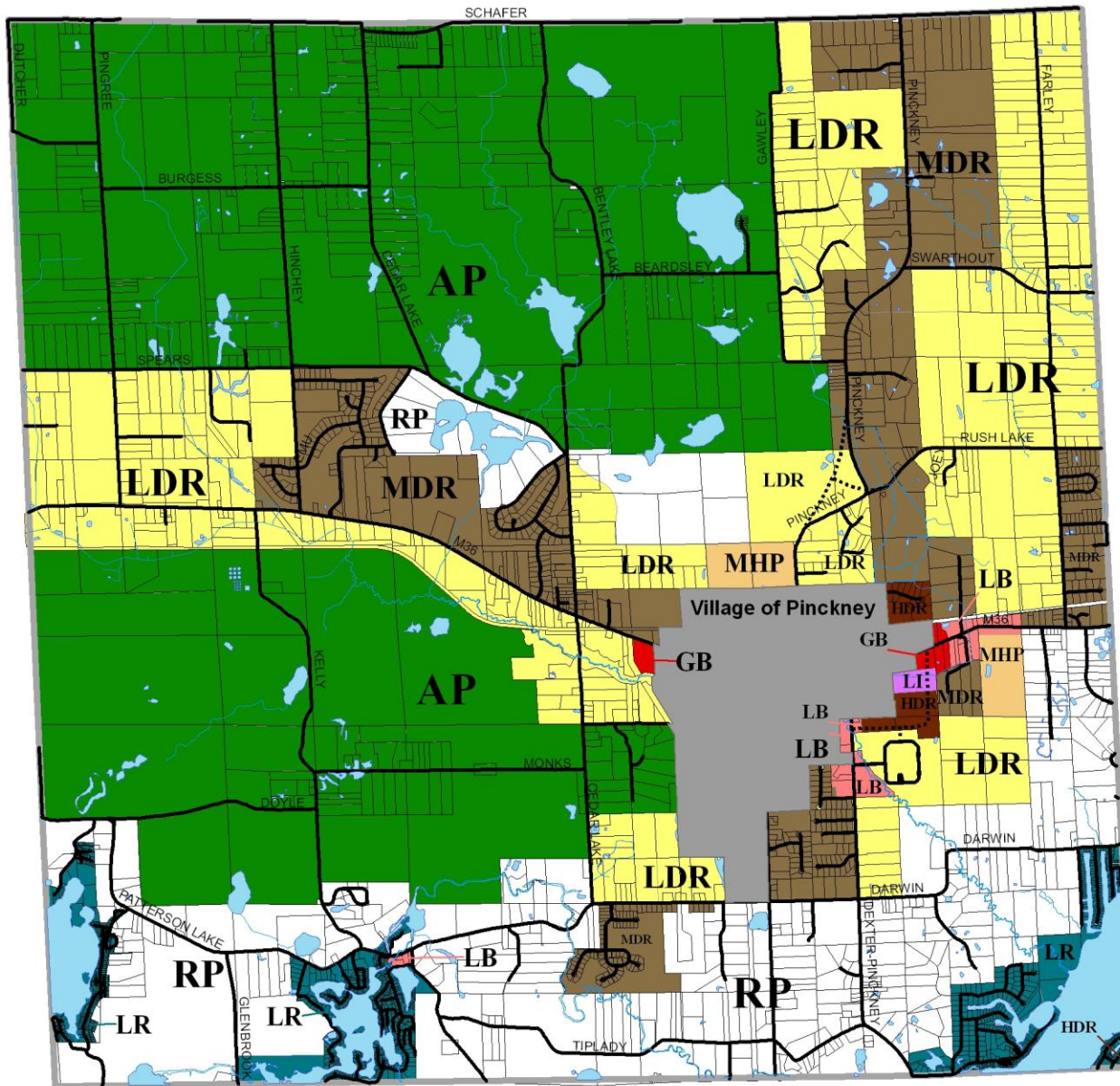
Map A replaces the Future Land Use Map in the 2009 Master Plan Update.

Map A

**Putnam Township  
Future Land Use  
Adopted January 18, 2012  
Livingston County**

**Future Land Use Categories**

-  AP - Agricultural Preservation (10 acres and greater)
-  RP - Rural Preservation (5 to <10 acres)
-  LDR - Low Density Residential (3 to <5 acres)
-  MDR - Medium Density Residential (1 to <3 acres)
-  HDR - High Density Residential (1 to 4 dwelling units per acre)
-  LR - Lake Residential
-  LB - Local Business
-  GB - General Business
-  LI - Light Industrial
-  MHP - Manufactured Home Park
-  Proposed Roadway



Sources:  
Michigan Center for Geographic Information (2004)  
Livingston County IT Department, GIS Management Division (2004)