



**Putnam Township**  
LIVINGSTON COUNTY, MICHIGAN

**Update to the 2005  
Master Plan**

Adopted February 18, 2009



*Putnam Township  
2009 Update to the Master Plan*

### UPDATING THE MASTER PLAN

Putnam Township adopted its Master Plan on November 16, 2005. In early 2008, a property owner on Dexter-Pinckney Road near Pinckney High School approached the Planning Commission about changing the land use designation of her property. This request prompted the Planning Commission to look at the entire Future Land Use map to determine if there were other changes that should be made.

After review by adjacent municipalities and the Livingston County Planning Commission, the Plan Commission held the required public hearing on December 10, 2008. The Township Board unanimously approved the Master Plan Update on February 18, 2009.

This 2009 Update changes the Future Land Use map; therefore, the Future Land Use map on Page 55 of the 2005 Plan is superseded by the new map (Map C) in this document. To implement the addition of land in the LI, Light Industrial designation, changes to the Master Plan text were also needed. As part of this update, a new description for Light Industrial (which is in Chapter 4 on pages 52 and 53 in the 2005 Plan) is adopted.

Three maps are attached to this update. Map A highlights all of the proposed changes from the 2005 Future Land Use Map. Map B is a detailed close up of the area near the east side of

Pinckney, where most of the changes take place. Map C is the new Future Land Use Map, as stated above.

### CHANGES TO THE FUTURE LAND USE MAP: East Side of Pinckney

Since the 2005 Plan was adopted, the Village of Pinckney annexed several parcels on both sides of M-36 at the east edge of the Village. The maps have been updated to show the new Village boundaries.

#### *LB Local Business to GB, General Business*

Two parcels on the north side of M-36 and three parcels on the south side are removed from the LB Local Business designation and added to the GB General Business designation. This change reflects the zoning of these properties, which is C-2. The uses allowed in the C-2 District are more consistent with the GB designation.

#### *LDR Low Density Residential to MDR, Medium Density Residential*

The parcels on the south side of M-36 that are accessed from the private Peaceful Valley Road are changed from LDR to MDR. This provides a better transition from the large-lot LDR uses to the east and the more intensive commercial uses near the Village of Pinckney. The new MDR area is contiguous to MDR-designated land on the north side of M-36.

#### *MDR to LDR*

The approximately 40-acre area designated MDR on the 2005 Plan is changed to LDR, to balance the amount of MDR lands in this area.

*LDR to LB*

Two parcels on the east side of Dexter-Pinckney Road are changed from LDR to LB, Local Business. These properties contain single family homes that are across the street from an established business area. The future use of these properties is also impacted by the Pinckney High School property and the entrance to the campus off Dexter-Pinckney Road. This change makes both sides of the road consistent.

*HDR to LB*

Consistent with the above, the property adjacent to the Village limits on the east side of Dexter-Pinckney Road is changed from HDR to LB as well. The depth of this area relative to the road is equal to the depth of the properties on the other side. This creates a business corridor from the Village limits to the St. Mary's Church property (interrupted only by portions of the high school property).

*HDR High Density Residential to LI, Light Industrial*

An approximately 20-acre area south of M-36 and adjacent to Pinckney is changed from HDR to LI, Light Industrial. This becomes the first property in the township to be designated LI. This area is adjacent to lands designated GB General Business, HDR High Density Residential and MDR, Medium Density Residential. Along its western boundary the land is adjacent to an existing duplex development within the Village of Pinckney. Changes to the Master Plan text (see below) are proposed to provide buffers between the light industrial uses envisioned for this designation and any planned or existing residential development on adjacent lands. Otherwise, this site conforms to the locational elements for LI sites described in the Master Plan text.

*Proposed Road*

The plan shows a proposed road that would cut through the GB property on the south side of M-36, south through the LI- and HDR-designated properties, then turning west to intersect Dexter-Pinckney Road. This gives ingress and egress to both the LI and HDR areas and provides access traffic coming from the east on M-36 and from the south on Dexter-Pinckney Road without having to pass through the Village. This road also includes an extension south to the Pinckney High School campus. Creating a second means of egress to the high school will improve traffic flow and safety in this area.

**CHANGE TO THE MASTER PLAN TEXT**

The 2005 Master Plan includes a description of the LI Light Industrial land use designation, but then notes that "no specific areas are proposed for industrial use in this Plan." With the addition of LI-designated land as described above, the text of this section of the Master Plan (on pages 52 and 53) needs to be changed.

The location of the LI land adjacent to the Village also necessitates adding text regarding buffering from planned and existing residential uses. There is an existing medium density residential development immediately adjacent to the LI-designated land within the Village borders. The proposed additional language (to the fourth bullet point in the LI description below) allows for buffering and generous setbacks to protect the existing and any planned residential areas that are or may be adjacent to the LI area.

The language below completely replaces the LI Light Industrial description within the 2005 Master Plan:

## **LI LIGHT INDUSTRIAL**

### **Description**

Industrial uses will generally be limited to those areas that may be served by public utilities. Certain industrial uses may be permitted without utilities, but will usually be restricted to those operations that do not require large scale waste disposal or water use, such as auto repair businesses and small machine and fabricating shops. Should the Township consider such an intense use, it should be in an area where public utilities exist or can be extended.

### **Implementation Techniques**

Light industrial properties will generally have the following characteristics:

- Access to an appropriate roadway capable of accommodating the weights and/or volumes of trucks.
- Availability of public utilities.
- Sufficient property to accommodate generous setbacks for parking, loading, and other activity areas.
- Designed in a way to limit any negative effects on existing homes or other uses, including generous setbacks, landscaping and buffers when adjacent to planned or existing residential uses.

The negative effects of this potentially intense land use may be minimized by limiting industrial development to the areas where highway access is available, particularly to M-36. These areas present better opportunities for more intensive development. The intent is to allow for economic and employment opportunity expansion within the township without detracting from the rural character of the rest of the community.

## **CHANGES TO THE FUTURE LAND USE MAP: North Side of Pinckney**

### *Realignment of D-19*

The owner of the Pinckney Sand and Gravel Company, located north and west of D-19 on the north side of the village, has submitted a realignment of D-19 to smooth the very sharp curve at D-19 and Rush Lake Road. This new alignment traverses west of the current alignment, creating a much smoother and safer roadway. This new alignment is shown on the map, along with the extension of Rush Lake Road to meet it.

### *RP Rural Preservation to LDR Low Density Residential*

The land owned by the Pinckney Sand and Gravel operation stretches from D-19 west to Cedar Lake Road. The owner has a plan (not reviewed or approved by the Township) to create a lake after all of the minerals have been removed, and surround it with homes. The Future Land Use map is changed to show the two parcels that are bisected by the new D-19 alignment within the LDR Low Density Residential designation. In addition, the land on the east side of the new alignment is also changed from RP to LDR. This designation is consistent with planned development at this location and is consistent with existing LDR development on the south and east sides of Pinckney Road, just outside the Village limits.

## **REVISED MASTER LAND USE PLAN MAPS**

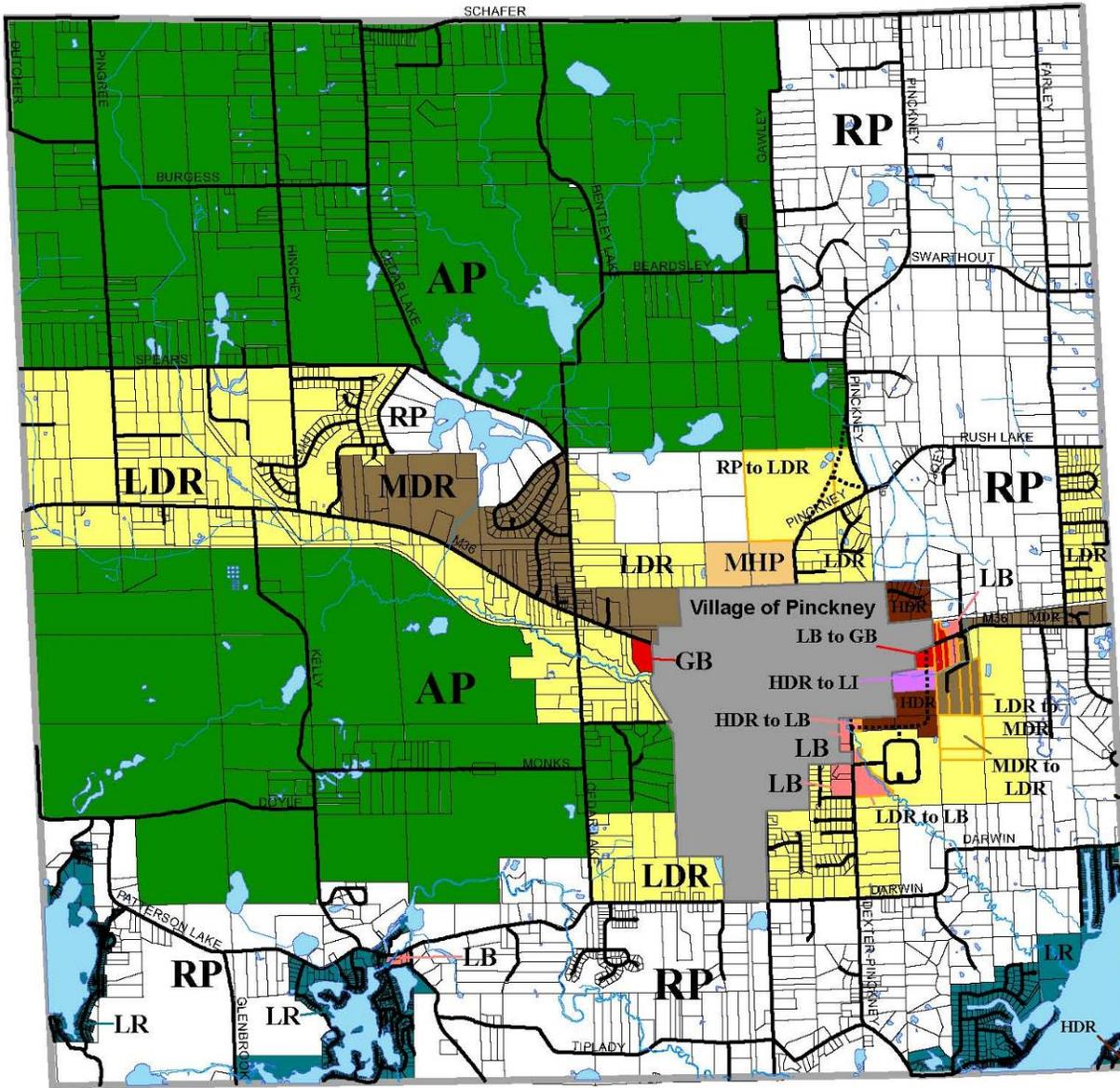
Map C replaces the Future Land Use Map in the 2005 Master Plan.

Map A

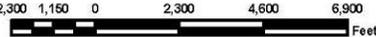
**Putnam Township  
Future Land Use  
Draft Updates - June 2008  
Livingston County**

**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
-  Changes to Future Land Use
-  Proposed Roadway




**LSL Planning, Inc.**  
Community Planning Consultants

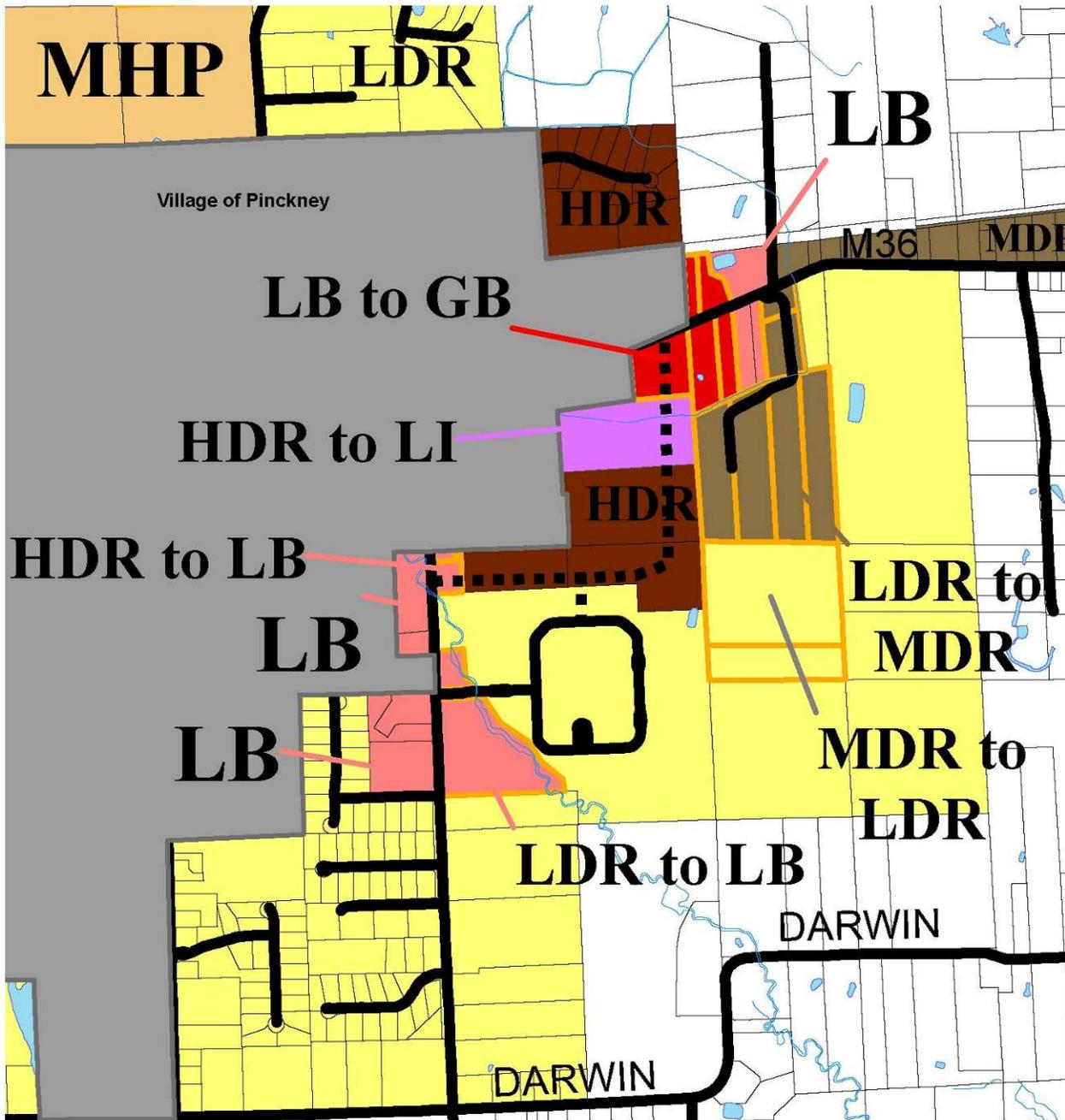
Sources:  
Michigan Center for Geographic Information (2004)  
Livingston County IT Department, GIS Management Division (2004)

Map B

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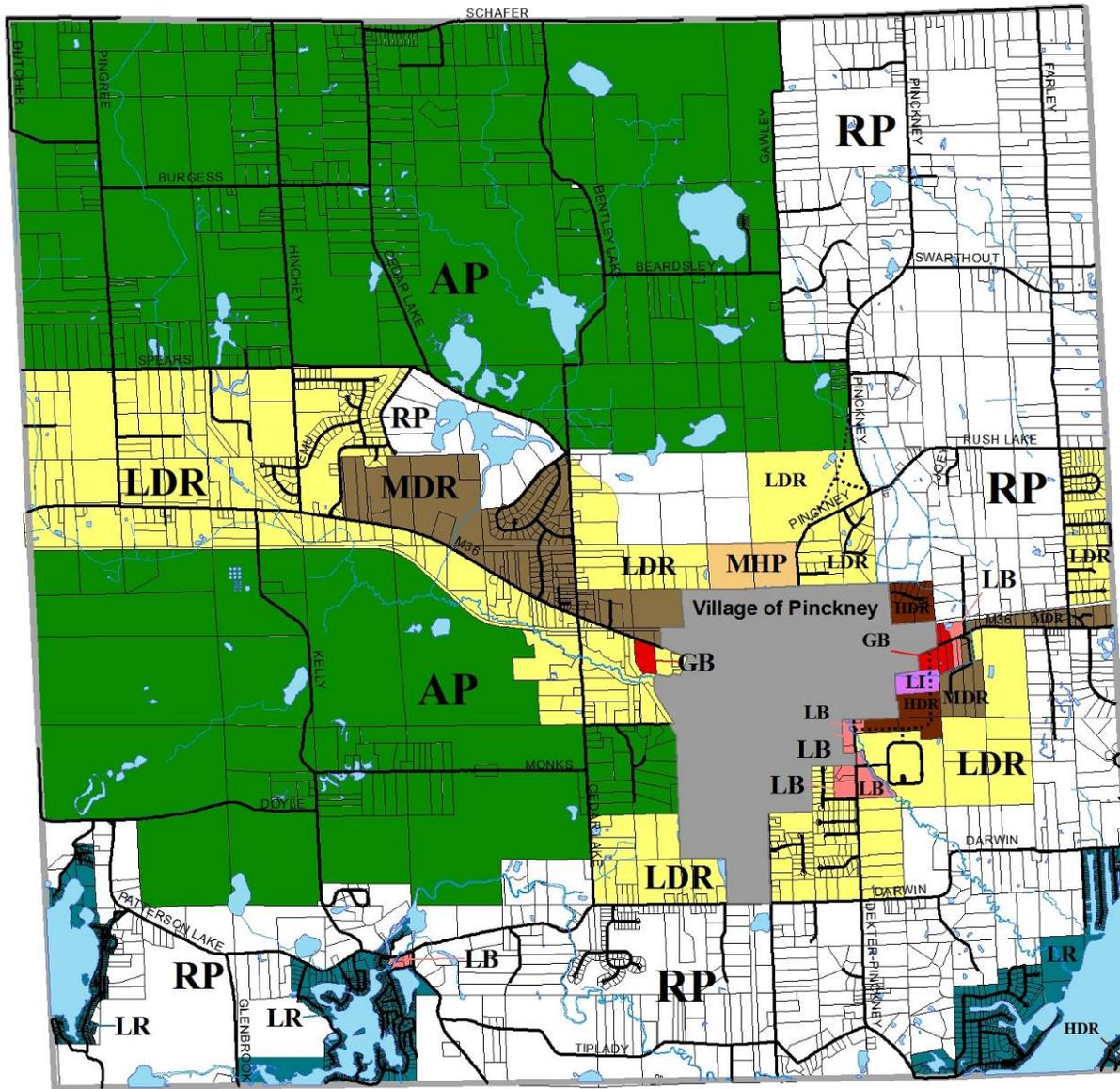
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Map C

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