

2009



# [ WINDSOR CHARTER TOWNSHIP AND THE VILLAGE OF DIMONDALE COMPREHENSIVE PLAN ]

Working Together for Smart Growth



# WINDSOR CHARTER TOWNSHIP AND THE VILLAGE OF DIMONDALE ACKNOWLEDGEMENTS



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WINDSOR CHARTER TOWNSHIP AND THE VILLAGE OF DIMONDALE  
COMPREHENSIVE PLAN 2009

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## Section I

### INTRODUCTION COMPREHENSIVE DEVELOPMENT PLAN WINDSOR CHARTER TOWNSHIP AND THE VILLAGE OF DIMONDALÉ

“Owning one’s home has long been considered a part of the ‘American Dream’. The homeownership rate declined slowly but steadily from 1900 to 1920. The post-World War II surge in homeownership was remarkable. A booming economy, favorable tax laws, a rejuvenated home building industry, and easier financing saw homeownership explode nationally, topping 60 percent in just two decades.[In 2000, 2-in-3 householders in the United States owned their own homes; in 1990, less than half owned their homes]” (U.S. Census Bureau, Housing and Household Economic Statistics Division, 2004).

This comprehensive land use planning document for Windsor Charter Township and the Village of Dimondale reviews the land use and demographic trends of previous decades, recommends numerous land use goals and policies for the next five years and beyond, and projects a physical vision as represented by the future land use map for the community’s growth and development.

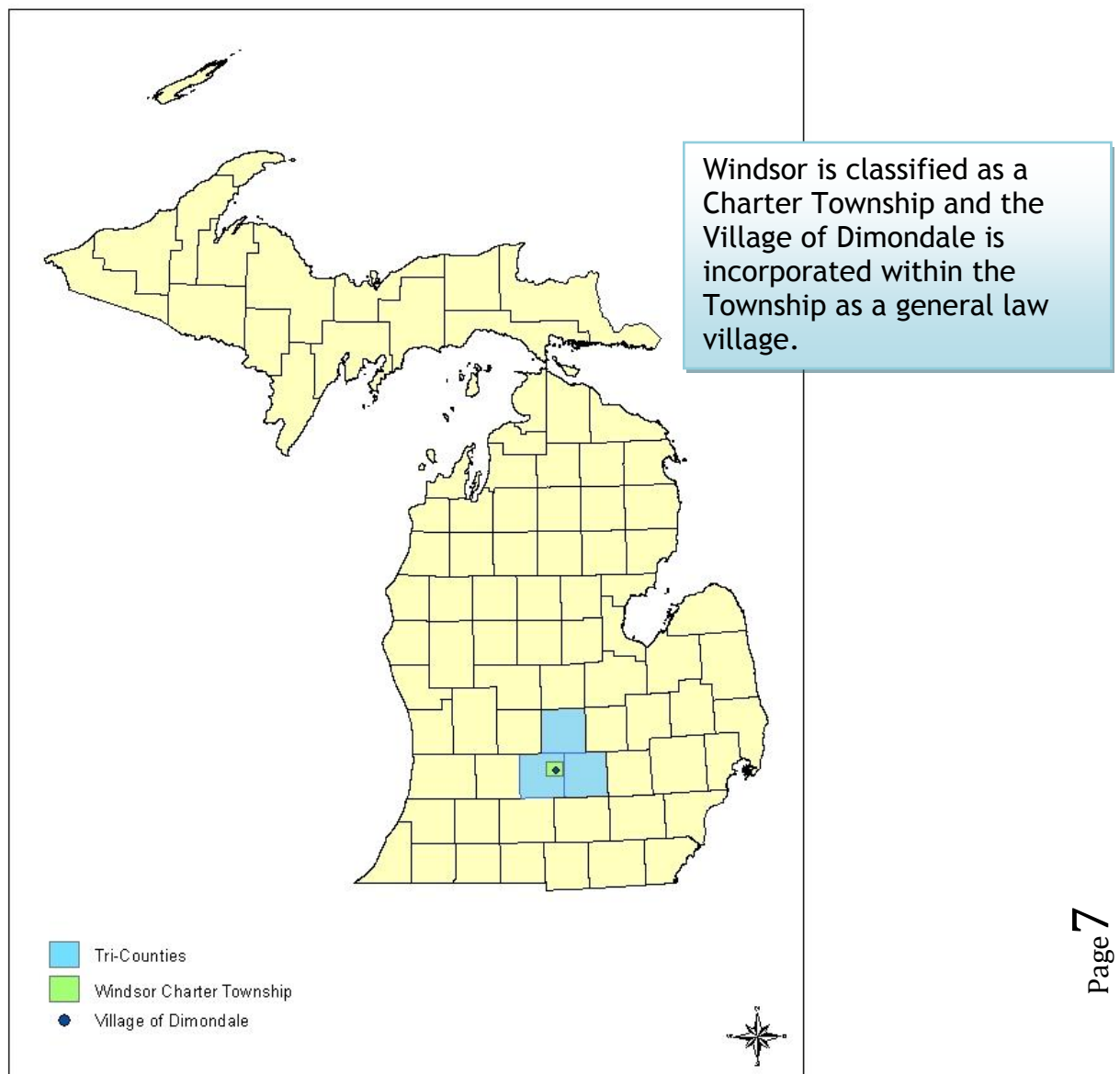
The Comprehensive Development Plan for Windsor Charter Township and the Village of Dimondale, as recommended, incorporates Smart Growth principles as proposed by the Smart Growth Network, the Michigan Planning Association, and many other state and national organizations concerned about the impacts of urban sprawl. The document also relies on various land use and transportation studies of the Tri-County Regional Planning Commission, and many others.

*“Smart Growth is planning, designing, developing, and revitalizing communities to promote a sense of place, preserve natural and cultural resources, and equitably distribute the costs and benefits of development. Smart Growth enhances ecological integrity over the short and long term, and improves the quality of life by expanding the range of transportation, employment, and housing choices in a fiscally responsible manner. Compact, pedestrian oriented, mixed use development patterns, epitomize Smart Growth and achieve sustainable communities.”* (Michigan Planning Association)



## MICHIGAN TOWNSHIP AND VILLAGE POWERS

Michigan townships are granted powers provided for by the state law; these powers include assessment administration, tax collection and elections administration. Many Michigan townships also have their own ordinances, planning and zoning departments, as well as police and fire departments. There are two types of townships: general law and charter. A charter township is specified as having additional powers and greater protection against annexation (*Michigan Township Association*). Villages are provided a general law by the State of Michigan; this general law allows a village to be incorporated within the township, but restricts their taxation rates, and limits their ability to borrow money or contract debts (*Constitution of the State of Michigan, Article VIII, Section 21*).





## Section II

### Comprehensive Plan Document Summary

The Windsor Charter Township and Village of Dimondale Comprehensive Plan consists of several different sections all detailing different components related to the two jurisdictions. The document begins with the Background and Perspective Section, which provides the basic concept of land use planning as well as a brief history of Windsor Township and the Village of Dimondale.

This is followed by the Profiles section, which provides specific details regarding Population, Housing, Economy, Natural Features, Community Facilities, and Transportation within the Township and Village. Overall, Windsor Township had a population of 6,674 in 2005, a 2.79% increase from the year 2000 when the population was 5,998. The largest percentage of the population is between the ages of 44 and 54 and 75% of the households are “family households” according to the US Census 2000. Due to its size, the Village of Dimondale has a much smaller population of 1,346, which grew by only 0.3% since 2000 when the population was 1,342. Dimondale has a slightly younger population, the highest percentage between the ages of 35 and 44. Nearly 80% of the households are “family households.”

In the year 2000, Windsor Charter Township had 1,691 housing units, a large majority being single family homes. Since 2000, there has been an increase of 327 housing units in the township, totaling 2,018 housing units in 2008. Much of this growth in housing consists of single family homes (240) and mobile homes (41). Overall, the median housing value was \$133,700 in 2000. The Village of Dimondale had 487 housing units in 2000 and 540 in 2005. This increase in housing units in the Village can be attributed to the development of a multiple family unit development, comprised of 33 units. The median housing value in Dimondale in 2000 was \$117,400.

The Economic Profile shows that the median household income for Windsor Township in 2000 was \$57,793 with an unemployment rate of 3.5%, far below the Tri-County Region’s unemployment rate of nearly 8%. Dimondale had similar trends with a median household income of \$57,917 and an unemployment rate of 1.5%. Other profiles include the Existing Land Use Profile, which details the land use of the Township’s 23,040 total acres and the Village’s 640 acres. The Natural Features Profile highlights the soils, wetlands, floodplains and lakes of Windsor and Dimondale as a whole. The Community Facilities Profile refers to municipal sewer and water, as well as publically owned parks. Finally, the Transportation Profile details the type of roads prevalent in Windsor Township and Dimondale and the mileage of each.

The next component of the comprehensive plan includes the Goals, Policies, and Objectives that are appropriate for Windsor Township and the Village of



Dimondale and their interaction with the surrounding region. It should be noted that the entirety of this section of the document sought to utilize Smart Growth Principles when determining the future of Windsor Township and the Village of Dimondale. The following is a list of ten principles of Smart Growth that were utilized in the development of the comprehensive plan.





## TEN PRINCIPLES AND EXAMPLES FOR SMART GROWTH IN WINDSOR CHARTER TOWNSHIP AND THE VILLAGE OF DIMONDALE

The following ten principles define the major characteristics for Smart Growth and summarize the major, compatible, coordinated recommendations for Windsor Charter Township and the Village of Dimondale for the next ten year period.

### *1. Create a Shared Vision for the Future...and Stick to It*

#### Emphasize Rural Character and A Sense of Place

The vision of the Comprehensive Development Plan for Windsor Charter Township and the Village of Dimondale builds on the previous recommendations of planning documents for the community. This vision continues the emphasis on rural character for the southern and western portions of the township, creates a sense of place with the delineation of the Village of Dimondale, and further refines the focus of residential and non-residential development within a Coordinated Growth Area.

### *2. Identify and Sustain Green Infrastructure*

#### Preserve Existing Large Blocks of Agricultural Open Space

Green infrastructure is a community's system for strategically planned and managed natural resources, parks and open spaces, and habitats which maintain and enhance the environment and contribute to health and quality of life. This planning document recognizes the existing blocks of substantial acreage which is agricultural in nature and attempts to create a future land use pattern which is compatible with and hopefully enhances that land use. Additionally, the Village is continuing an emphasis on parks and recreation through the Five Year Parks and Recreation Plan.

### *3. Remember that the Right Design in the Wrong Place is Not Smart Growth*

#### Emphasize Capital Improvements Planning Within The Coordinated Growth Area

The Comprehensive Development Plan for Windsor Charter Township and the Village of Dimondale proposes a future land use pattern and implementation tools which focus on the following two principles to determine the “right place” for growth:

- A. Capital Improvements Programming - Implement a coordinated capital improvements program within the Coordinated Growth Area which optimizes



infrastructure investments and supports growth in accordance with the Comprehensive Plan.

- B. Sense of Place - Create a “sense of place” and a focal point for community image by adopting a strategy which encourages a dense mixture of residential, non-residential, and public land uses with a unified design within and around the Village and within the Coordinated Growth Area.

#### *4. Protect Environmental Systems and Conserve Resources*

##### Recommend Natural Resource Protection and Agricultural Preservation

The Comprehensive Development Plan’s Goals, Policies, and Objectives Section contains recommendations to locate and preserve environmentally sensitive areas, to require review by the Planning Commission of existing land use regulations to determine better development review methods which protect and enhance natural resources, and to plan and implement public water and sewer infrastructure improvements which are compatible with the future land use pattern proposed in the plan.

#### *5. Provide Diverse Housing Types and Opportunities*

##### Increase Housing Densities Within Coordinated Growth Area

The existing and future land use patterns, as described within this document, recommends a wide range of residential densities and housing types to accommodate the diverse demographic demand for living space within the Township and the Village. The Village future land use pattern and the Coordinated Growth Area within the Township provide medium to high residential densities with appropriately placed locations for mixed land uses. This anticipated future land use pattern provides for a concentrated growth strategy and preserves the rural character of the community.

#### *6. Build Center of Concentrated Mixed Uses*

##### Establish a Coordinated Growth Area

One definition of an appealing community with an emphasis on quality of life issues is the goal of developing a convenient mix of land uses that meet the daily needs of people...housing, schools, stores, services, amenities. This document sets forth an agenda for action which emphasizes this concentrated mixture of land uses in the previously mentioned Coordinated Growth Area (CGA). The CGA envisions a mixture of residential, commercial, office, governmental, educational, and infrastructure which focuses more intense development within a smaller



geographic area, with good vehicular and pedestrian access and which begins to define a sense of place for the community.

*7. Foster Multiple Connections to Enhance Mobility and Circulation*

Neighborhood Connectivity and Sidewalk/Pedestrian Path Master Plan

One of the main principles of Smart Growth is the need to improve connectivity by planning for a future network of roads, sidewalks, pedestrian paths, parks, and open spaces. Two of the major connectivity recommendations of this plan are: utilization of the site plan review process to promote vehicular and pedestrian connections between existing and developing neighborhoods, and the formulation and implementation of a sidewalk and pedestrian path master plan.

*8. Deliver Sustainable Transportation Choices*

Emphasize Mixed Land Uses and Shared Parking Concepts, Complete Streets, and Safe Routes To Schools

One of the major challenges for suburban communities in Michigan is the ability to provide a wide range of transportation choices with reasonable connections that are sustainable. In addition to the connectivity recommendations as mentioned previously, this plan will recommend that the Township and Village review the existing land use regulations to promote shared parking spaces within mixed land uses and reduce parking requirements wherever possible; emphasize the safe routes to school program; introduce the “complete streets” concept which enables existing streets and roads to have the maximum vehicular and pedestrian use possible; and support expansion of bus service into community developments where feasible.

*9. Preserving the Community’s Character and Creating a Sense of Place*

Emphasize a Planned, Concentrated Expansion of Development Within and Adjacent to the Village

Attractive, appealing, and well planned communities improve the quality of life for visitors and residents as well as attract economic investment. The first principal objective of this planning document is to preserve the rural character of the community by recommending a future land use pattern which balances focal points for development within the Coordinated Growth Area with preservation of the rural character and agricultural preservation in the remaining portions of the township. The second principal objective is to create a “sense of place” by recommending the previously mentioned Coordinated Growth Area which will be a focal point of more intense residential, non-residential, and community facilities and services.



10. *Make it Easy to do the Right Thing*

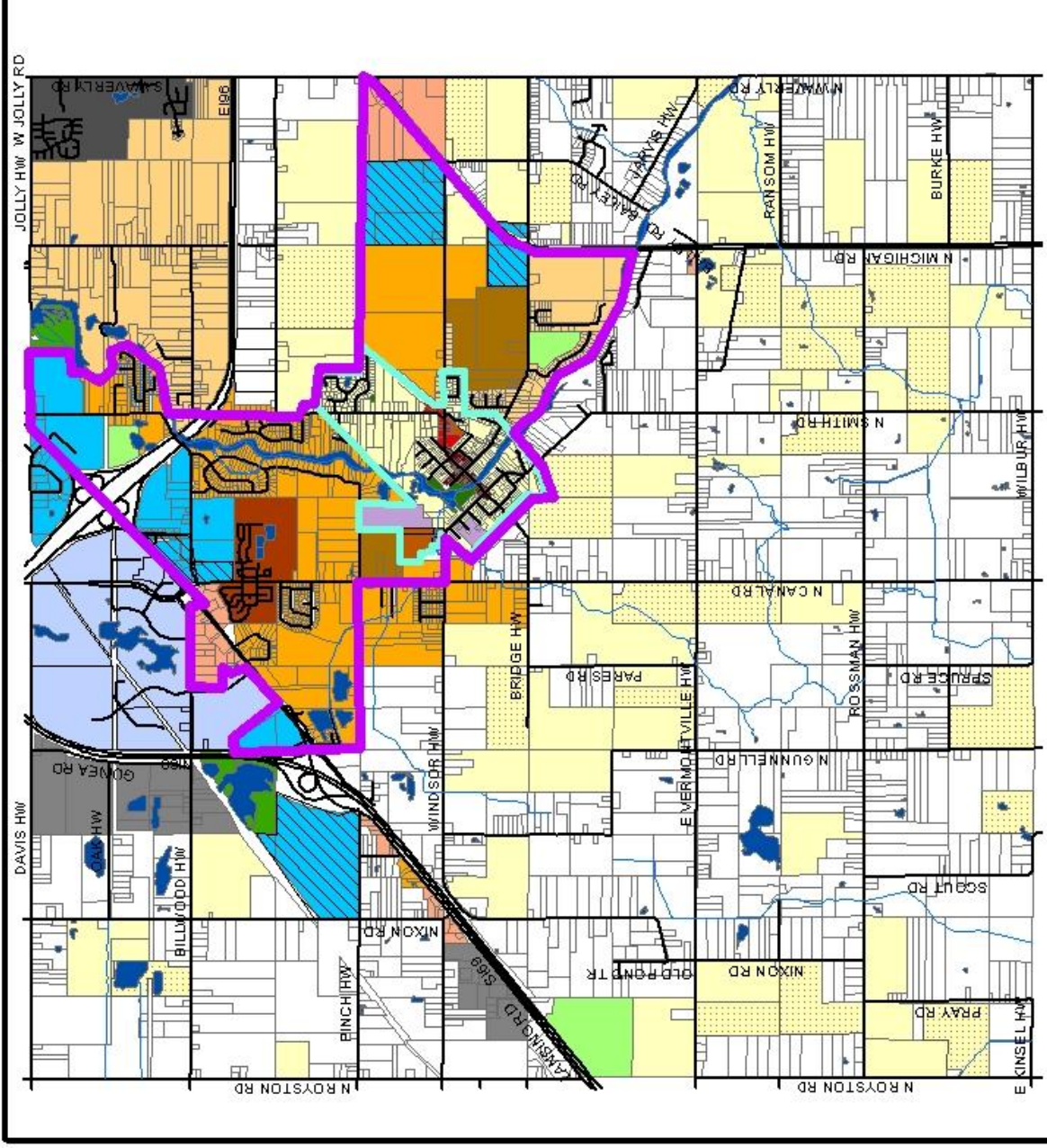
Land Use Regulation Amendments to Promote a Mixture of Land Uses, Green Infrastructure, Walkability, Cluster Development Options, and Capital Improvement Programming

A major barrier to the utilization of Smart Growth techniques is local government land use regulations. Zoning ordinances, subdivision regulations, and other traditional regulations tend to create on the suburban fringe low density, auto dependent developments. This document recommends a review of those existing regulations for Windsor Charter Township and the Village of Dimondale in order to promote a mixture of land uses, green infrastructure, connectivity and walkability and cluster development options, properly supported by a compatible capital improvements program.

*As displayed in the Comprehensive Plan, Smart Growth Principles are the driving force behind the Goals, Policies, and Objectives which will help deliver Windsor Charter Township and the Village of Dimondale into quality places to live. On the following maps, these Smart Growth Principles are closely correlated to the future land uses of the Township and the Village.*



# Village of Dimondale Windsor Charter Township Future Land Use Map



## Windsor Charter Township

- Coordinated Growth Area
- Agriculture
- Agriculture Residence
- City of Lansing
- Community Commercial
- Community Facility
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Manufactured Home Park
- Manufacturing/Industrial
- Neighborhood Mixed Use
- Government
- Open Space
- Rural Residential
- Community Mixed Use

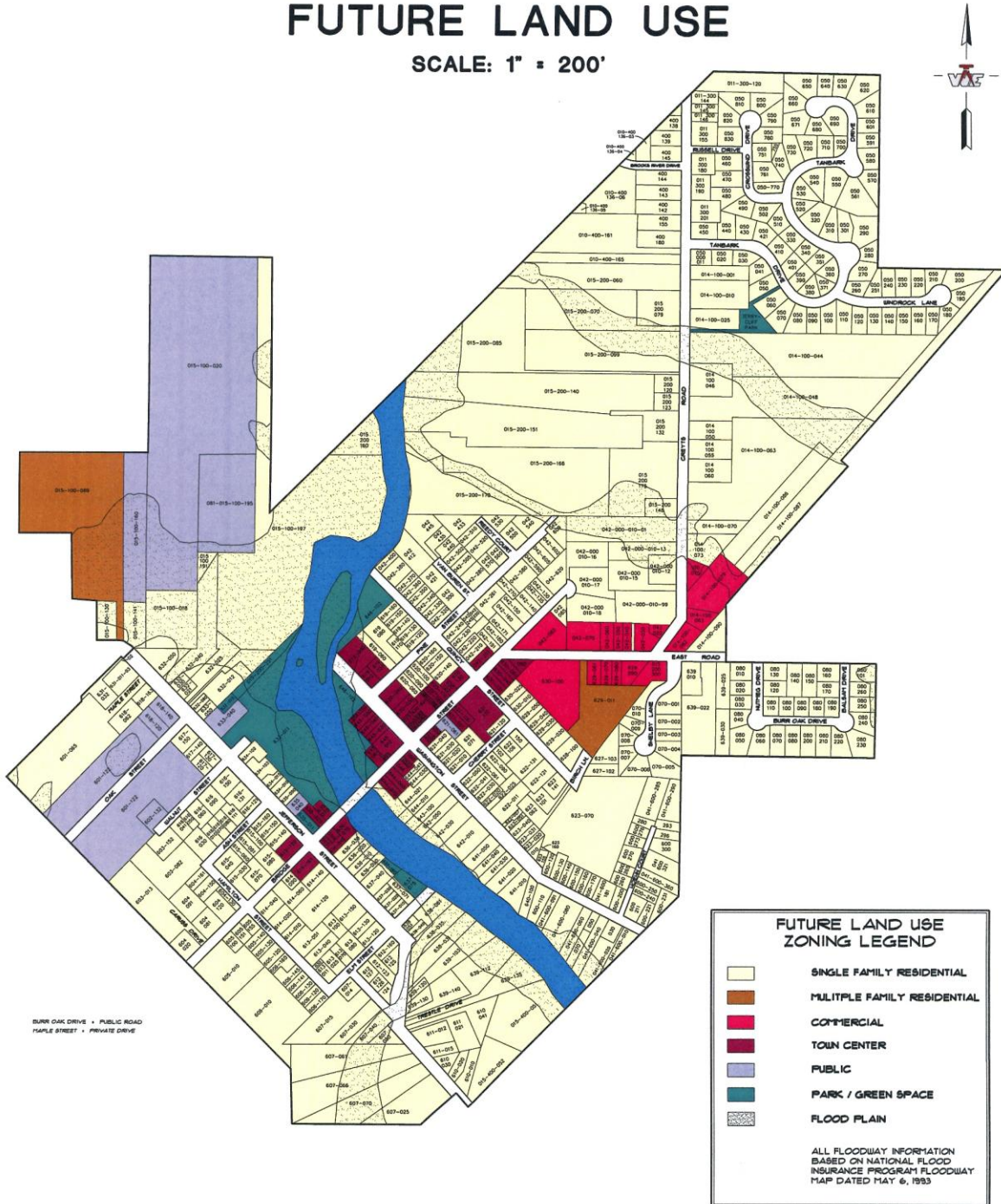
## The Village of Dimondale

- The Village of Dimondale
- Single Family Residential
- Multi-Family Residential
- Commercial
- Town Center
- Public
- Park / Green Space



# VILLAGE OF DIMONDALE FUTURE LAND USE

SCALE: 1" = 200'



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## Section III

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### Background and Perspective

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#### ↻ Land Use Planning in Michigan ↻

Planning in Michigan is unique from many other states due to the fact that Michigan is a “home-rule” State. Home rule means that local government, including townships and villages are given the power to form a governmental body and make decisions and laws at a local level. Windsor Charter Township and the Village of Dimondale have their own governmental bodies.

Governments are given planning power through the Standard State Enabling Act of 1926 and the Standard City Planning Enabling Act of 1928. Both pieces of legislation give state and local government the power to divide the local government’s territory into districts, propose zoning regulations, and develop procedures for establishing and amending the zoning regulations. The two documents also allow for local government to develop master plans for the jurisdictions and give the Planning Commission the power to approve master plans.

Townships in Michigan have abided by the Township Planning Act (PA 169 of 1959), while villages in Michigan were granted their powers through the Municipal Planning Act (PA 285 of 1931). Although similar in nature, these acts have sometimes led to problems in terms of coordination between jurisdictions. Therefore, the State of Michigan’s three existing planning enabling acts were unified by the Michigan Planning Enabling Act, PA 33 of 2008 and were effective as of September 1, 2008.

The Michigan Planning Enabling Act (PA 33 of 2008), Article V. Transitional Provisions and Repealer, Section 81.1 states: “Unless rescinded by the local unit of government, any plan adopted or amended under a planning act repealed under section 85 need not be readopted under this act but continues in effect as a master plan under this act...The master plan is subject to the requirements of this act, including, but not limited to, the requirement for periodic review...and the amendment procedures set forth in this act.”

Section 125.38 31 states (in excerpt): “A planning commission shall make and approve a master plan as a guide for development within the planning jurisdiction subject to section 81 and the following:”



“...(b) For a township that on the effective date of this act had a planning commission created under former 1931 PA 285, or for a city or village, the planning jurisdiction may include any areas outside of the municipal boundaries that...related to the planning of the municipality.”

Concerning the making of the master plan and its contents, Sec 125.3833 (in part):

“(1) A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the planning jurisdiction.”

“(2) A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:”

“(a) A land use plan that consists in part of a classification and allocation of land...

(b) The general location, character, and extent of streets, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and waterfront developments; sanitary sewers and water supply systems; facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels; and public utilities and structures.

(c) Recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas...

(d) ...The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.

(e) Recommendations for implementing any of the master plan's proposals.”

Concerning the Master Plan adoption procedure, Section 125.3841 (also in part):

“(1) After preparing a proposed master plan, a planning commission shall submit the proposed master plan to the legislative body for review and comment. The process of adopting a master plan shall not proceed further



unless the legislative body approves the distribution of the proposed master plan.”

Overall, Michigan and Federal law gives local municipal townships and villages the ability and resource to establish Master Plans to ensure organized and sound development.

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**Note:** The deadline for the primary changes required by this new legislation will be July 1, 2011. Windsor Charter Township and the Village of Dimondale intend to incorporate the changes required for “Master Plans” (Comprehensive Plans) as part of this document.



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## Summary of Previous Planning Documents

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This section describes recent land use planning activity within Windsor Charter Township/Village of Dimondale. A summary of these documents is included to get an overall history of the planning policies associated with Windsor Township and the Village of Dimondale. These documents have assisted in formulating recommendations for future studies and land use regulation decisions. A brief review of major planning documents follows.

- **1998 Windsor/ Dimondale Comprehensive Plan:**

The 1998 Comprehensive Plan as amended was the last official comprehensive plan until the current plan in hand. It was implemented in 1998. Currently a Comprehensive Plan is being developed and is anticipated to be adopted in 2009.

1. Windsor Charter Township Zoning Ordinance
  2. Village of Dimondale Zoning Ordinance
  3. Eaton County, Comprehensive Plan
  4. Tri-County Regional Planning Commission ~ *Regional Growth: Choices for Our Future*
-



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## History of Windsor Charter Township and the Village of Dimondale

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Windsor Charter Township was one of the last areas in Eaton County to receive settlers. One of the reasons lies in the fact that the area was considered remote and wild land. There were many tales of hardship, wolves and bears, and settlers lost in the woods or in the Old Maid Swamp area. Eventually, on March 16, 1842 the Township of Windsor was organized and John D. Skinner became the first township supervisor.

In 1842, Issac H. Dimond came to the area and began to construct a dam on the Grand River. By 1856 a grist mill was completed and the Village of Dimondale was platted, growing quickly. It was not until 1906 that the Village of Dimondale became officially incorporated, but was already thriving with seven stores, two millinery shops, a planting mill, a grist mill, sawmill and several machine shops.

Since then, Windsor and Dimondale have maintained their small town character, but they are no longer strictly farming communities. Currently, there are growth pressures in the northern portion of the Township in terms of residential and commercial development. Also, the State of Michigan has a rather extensive complex near the interstate highways. The interstate highways allow for ease of travel to and from the Township, which also helps contribute to growth pressures. In order to continue to maintain a small town atmosphere, Windsor and Dimondale must continue to work together to plan a sound community.





## Glossary of Terms Utilized in the Planning Process

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To assist the reader in utilizing this planning document, the following commonly applied planning terms have been generally defined.

**Capital Improvements Program** - A locally adopted document which prioritizes public investment for land, infrastructure, equipment, and buildings. This document is considered one of the three major implementing tools (along with the zoning ordinance and subdivision regulations) of the Comprehensive Development Plan.

**Cluster Development** - Grouping houses on part of a property while maintaining a large amount of open space on the remaining land.

**Comprehensive Development Plan (Master Plan)** - Also called the master plan, is a document composed of maps and text which describes the present and future residential, business, industrial, community facilities, circulation and physical characteristics of the Township/Village. It sets forth policy guidelines and an agenda for future development and improvement of the community.

**Density** - The ratio between a specified number of housing units and an acre of land inclusive of all other land uses including public and private streets. A modified gross density may include all other land uses except public and private streets and unbuildable land areas such as regulated wetlands or unsuitable soils or grades.

**Development Right** - The right to develop land, which is one of several rights that come with land ownership. The development right may be sold or given away separately from other rights. If the development right is removed, the land is still private property, though the uses that are allowed are typically limited to farming or open space.

**Goal** - A goal is a very broad and general statement which represents the citizen's view on what they would like the Township/Village to be. These goals provide the basic framework for planning, budgeting of tax dollars, and provision of services.

**Growth Management** - The use of regulations and incentives to influence the rate, timing, location, density, type, and style of development in the community.

**Housing Units** - A building or portion thereof, designed for occupancy by an individual or family for residential purposes and having kitchen and bathroom facilities.

**Multiple Family Housing** - A single building or series of buildings with abutting walls containing more than two residential dwelling units.



**Neighborhood Design Character** - Those features of an area which are unique to it or are particularly identifiable such as architecture, street layouts, landscaping, open space, housing style or other similar characteristics.

**Net Density** - The ratio between a specified number of housing units and an acre of land which is intended for residential purposes exclusive of public/common parks, public and private roads, and non-residential land uses.

**Objective** - Long range statement of specific activities which must be implemented in order to achieve corresponding policy statements.

**Platting** - The partitioning or dividing of a parcel of land which is recorded, mapped and charted with the County Plat Board in preparation for development. Replatting is a process of changing the boundaries of a recorded plat.

**Planned Unit Development** - A comprehensive form of development which is based on an overall site plan and focuses on the clustering of structures, a mixture of housing types, potential non-residential uses, and the provision of substantial open space.

**Policy** - A general application of the goals and objectives. These will indicate general uses of land in terms of where people live, work, shop and play and how they travel.

**Smart Growth** - A land use and community planning concept which emphasizes planning, designing, developing, and revitalizing communities to promote a sense of place, preserve natural and cultural resources, and equitably distribute the costs and benefits of development.

**State Equalized Valuation** - This is the value of real property (real estate) as determined by the State of Michigan for all land and development within the local jurisdictions and is the basis for local tax assessment of land value.

**Street/Road** - A public/private way or right of way used for the movement of people and goods that provides vehicular and pedestrian access to abutting properties.

**Subdivision** - The division of a parcel of land into five (5) or more lots for the purpose of ownership transfer, building development, or dedication of a new street.

**Transfer of Development Rights (TDR)** - Property rights that may not be used on the land from which they come. TDRs may be sold to be used on a designated site in a receiving (growth) area. When TDRs are sold, the land they came from is then restricted to farming.



**Urban Design** - The visual and aesthetic appearance or image of the buildings, streets, light fixtures, open spaces and the general environment as perceived by persons living, working or passing through an area of the community. It includes the identity, distinction and personality given to physical features and geographic areas such as historic landmarks, architectural styling, natural foliage and similar aesthetic amenities.

**Zoning** - The division of the community into districts to regulate the use of land and structures, create order for the physical development of land, and to minimize potential conflicts. Zoning is implemented through the adoption of a Zoning Ordinance by the local community.

**Zoning Ordinance** - A set of land use regulations and a map adopted by the local governing body to create zoning districts that permit certain land uses and prohibit others. Land uses in each district are regulated according to type, density, height, and the coverage of buildings.



## Section IV

# Profile of Windsor Charter Township and the Village of Dimondale 2008

Working Together for Smart Growth



This profile is an overall picture of Windsor Charter Township and the Village of Dimondale in regards to specific characteristics and the relationship these characteristics have with the surrounding area. Considering that Windsor and Dimondale are dependent on each other and the larger region in terms of growth, it is important to understand the characteristics of Windsor and Dimondale in relation to the larger community to allow for accurate current observations, as well as predictions for the future. This profile does just that by examining ***Population Demographics, Housing Characteristics, Natural Features, Existing Land Use, Roads and Traffic, Utilities, and Community Facilities*** of Windsor Township, the Village of Dimondale and the Tri-County Region.

### 🌐 A Short Introduction...

Windsor Charter Township and the Village of Dimondale are located in the mid-eastern portion of Eaton County. Adjacent to Windsor Township lays Benton Charter Township and the City of Pottersville to the west, Delta Charter Township to the north, Delhi Township in Ingham County to the east, and Eaton Rapids Township to the south. Eaton County is part of what is known as the Tri-County Region and shares that title with Ingham and Clinton Counties. The City of Lansing is the largest city in the Tri-County region which plays a vital role in its surrounding communities and is also the location of Michigan's state capitol. When any of these regional jurisdictions experiences a change in demographics, Windsor Charter Township and the Village of Dimondale are affected. This fact is important in the following detailed profiles.



## ☀ Population Profile ☀

### Who We Are



The population profile paints a statistical picture of the population of Windsor Township and the Village of Dimondale. It compares Windsor and Dimondale with the surrounding regions in terms of overall population and distributions within the population based on age, race, education, and household characteristics. This profile will begin by examining the State of Michigan, the Tri-County region, Eaton County, Windsor Township and the Village of Dimondale.

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#### 🇺🇸 Michigan 🇺🇸

The latest census estimates released by the Census Bureau give the 2005 population for the State of Michigan as 9,865,583. From 2000-2005 Michigan actually experienced an overall loss of population, a 72,861 decline over the five years. Michigan is ranked eighth nationally in terms of overall population. When considering population growth rates, Michigan was ranked 45 out of the 50 states for the years of 2000-2005. According to the US Census, migration has reversed toward the trend of “out-migration.” This indicates that more people are moving out of the state rather than into the state. Michigan experienced a short lived “in-migration” trend in the mid-late 1990’s.

↗ Table 1.1: Population of Michigan 1990-2005 ↗

<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Growth Rate</u>
1990	9,295,297		
2000	9,938,444	643,147	7.0%
2005	9,865,583	-72,861	-0.73%



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## Tri-County Region

The Tri-County area, which includes Ingham, Clinton, and Eaton Counties, surrounds the City of Lansing and in many ways acts as a single economic region. For this reason, it is important to address population trends within the Tri-County area over the past few decades. Much like Michigan population, the Tri-County population grew in the 1980's and 1990's, but in the beginning of the new century population began to decline to levels smaller than those from the 1990's. For example, the growth rate for the 1980's and 1990's remained around 3% with respective populations of 419,750 and 432,674. The 2000 Census cited a regional population of 447,728 which dropped 2.7% to a level of 435,632 in 2005. Much of this regional population decrease arises from recent economic hardships associated with the loss of many regional manufacturing jobs. A loss of employment opportunities in part led to a loss of population.

**Table 1.2: Tri-County Population Growth 1980-2005**

<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Growth Rate</u>
1980	419,750		
1990	432,674	12,924	3.0%
2000	447,728	15,054	3.5%
2005	435,632	-12,096	-2.7%

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## Eaton County

Eaton County lies in the heart of mid-Michigan south west of the City of Lansing. It is a predominately rural county with a few small municipalities including the City of Grand Ledge, the City of Charlotte, Windsor Charter Township and the Village of Dimondale. Eaton County has experienced a rapid influx of residents that are depopulating the central city areas of Lansing and East Lansing. There is an abundance of land in the county adding to the appeal for residential use and adding to population pressures. Although, population rates have slowed slightly, Eaton County still has a steady rate of population influx. For example, during the 1980's, Eaton County saw a 5% population increase. This number skyrocketed to 10% during the 1990's and then slowed down to 2% from the years 2000-2005.



↗Table 1.3: Eaton County Population Growth 1980-2005↗

<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Growth Rate</u>
1980	88,337		
1990	92,879	4,542	5.1%
2000	103,655	10,776	11.6%
2005	105,632	1,977	1.9%

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Ⓢ Windsor Charter Township and the Village of Dimondale Ⓢ

In detail, in 5 years (2000-2005), Windsor saw a significant 11.8 % population increase, which is a larger percentage in comparison with other townships in Eaton County. The City of Lansing however, has seen much decline in population rates during this same period, which may explain the steady growth experienced in Windsor Township. Other reasons behind the population rates are related to the availability of rural and vacant land and the proximity to urban areas. That being said, it is apparent that Windsor Charter Township has had slight pressure in the residential sector.

↗Table 1.4: Windsor Township Population Growth (1980-2005)↗

<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Growth Rate</u>
1980	5,070		
1990	5,213	143	2.8%
2000	5,998	785	15.0%
2005	6,674	676	11.8%

\*Table 1.4 excludes the Village of Dimondale



Dimondale had similar population trends during that time period, however the highest amount of growth occurred during the 1980's. Also, there was very little change in population in Dimondale from 2000 to 2005 with an overall increase of 4 people. Much of the reason for these trends is the fact that Dimondale is nearly built-out in terms of development.

↻Table 1.5: Village of Dimondale Population Growth (1980-2005) ↻

<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Growth Rate</u>
1980	1,008		
1990	1,247	239	23.7%
2000	1,342	95	7.6%
2005	1,346	4	0.3%

## ↻ Population Projections ↻

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Population Projections are especially important when planning and determining growth for an area. Projections help with overall economic, land use and community planning and thus need to be taken very seriously. Projection calculations are approached by first examining past growth rates and trends for the municipality to determine whether growth is consistent or changing. By examining Windsor Township growth trends, one can see a fairly consistent and linear growth pattern from 1980 to 2000. The projections do not consider the sharp jump in population from 1970 to 1980 where the population increased by 99%. This level of growth is not anticipated for the future and was not used in the projection calculations. Due to the fact that this linear and consistent growth pattern is expected to continue into the future, a fairly consistent projection model can be chosen. Thus, the projection model that was used to determine future population was the linear model. This model assumes that growth rates will be consistent. The following is a chart depicting current population and future projections for Windsor Township.

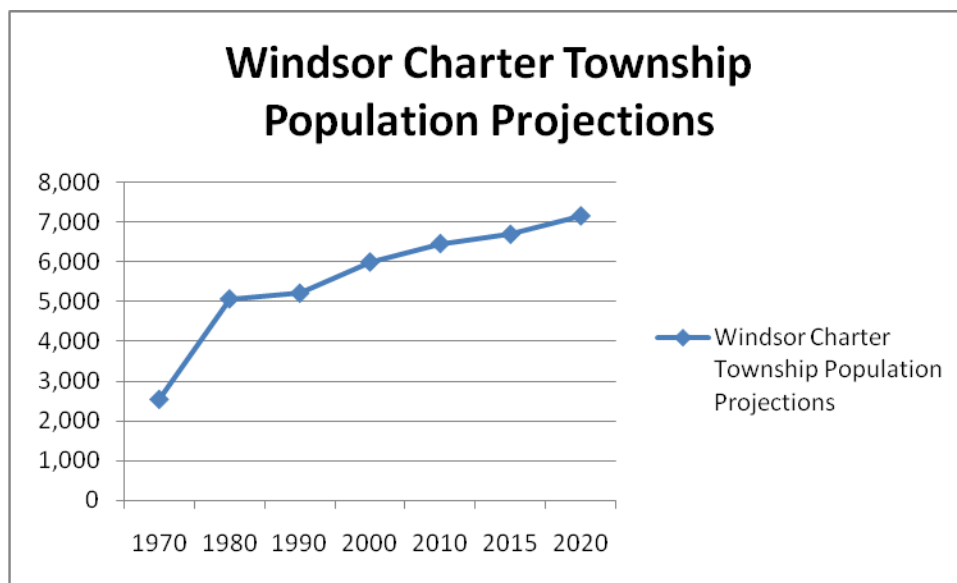


**Table 1.6**

**Population Trends for Windsor Township**

Year	Population	Change	Growth Rate
<b>1970</b>	2,543		
<b>1980</b>	5,070	2,527	99.4%
<b>1990</b>	5,213	143	2.8%
<b>2000</b>	5,998	785	15.0%
<b>2010</b>	<b>6,462</b>	<b>464</b>	<b>7.7%</b>
<b>2015</b>	<b>6,694</b>	<b>232</b>	<b>3.6%</b>
<b>2020</b>	<b>7,158</b>	<b>464</b>	<b>6.9%</b>

\*Table 1.6 excludes the Village of Dimondale



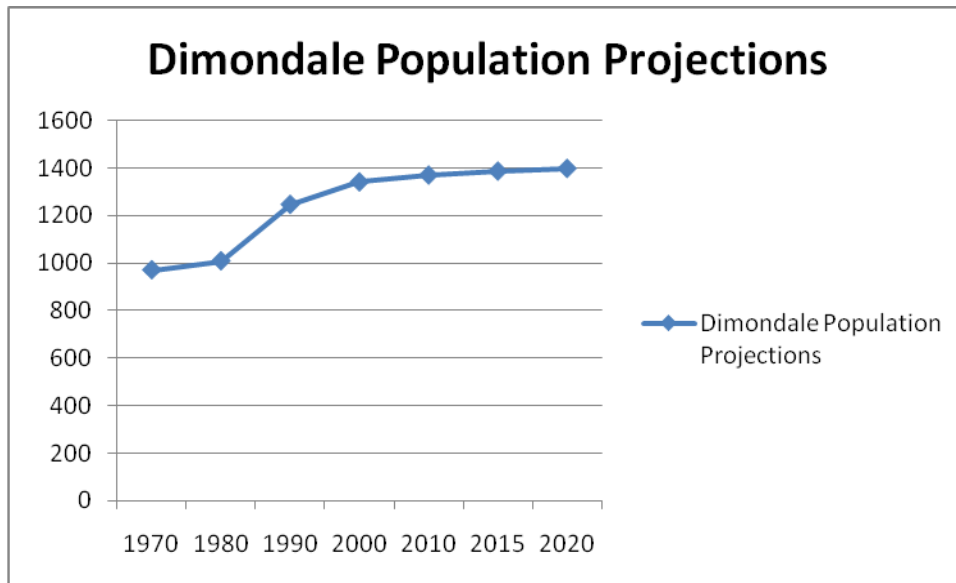


The Village of Dimondale on the other hand, is nearing its build out capacity. This means that there will not be major increases in population under the current conditions. When projecting populations in conditions with limited growth, it is appropriate to find a projection model that is suitable for situations where the population is approaching a known upper limit. The model used to project Dimondale's future population was the Modified Exponential Projection Model, which assumes growth will not go beyond a certain value without major changes to the zoning ordinance or Village boundaries. The following is the population projection chart.

**Table 1.7**

**Population Trends for Village of Dimondale**

Year	Population	Change	Growth Rate
<b>1970</b>	970		
<b>1980</b>	1,008	38	3.9%
<b>1990</b>	1,247	239	23.0%
<b>2000</b>	1,342	95	7.6%
<b>2010</b>	<b>1,371</b>	<b>29</b>	<b>2.0%</b>
<b>2015</b>	<b>1,388</b>	<b>17</b>	<b>1.2%</b>
<b>2020</b>	<b>1,399</b>	<b>11</b>	<b>0.7%</b>





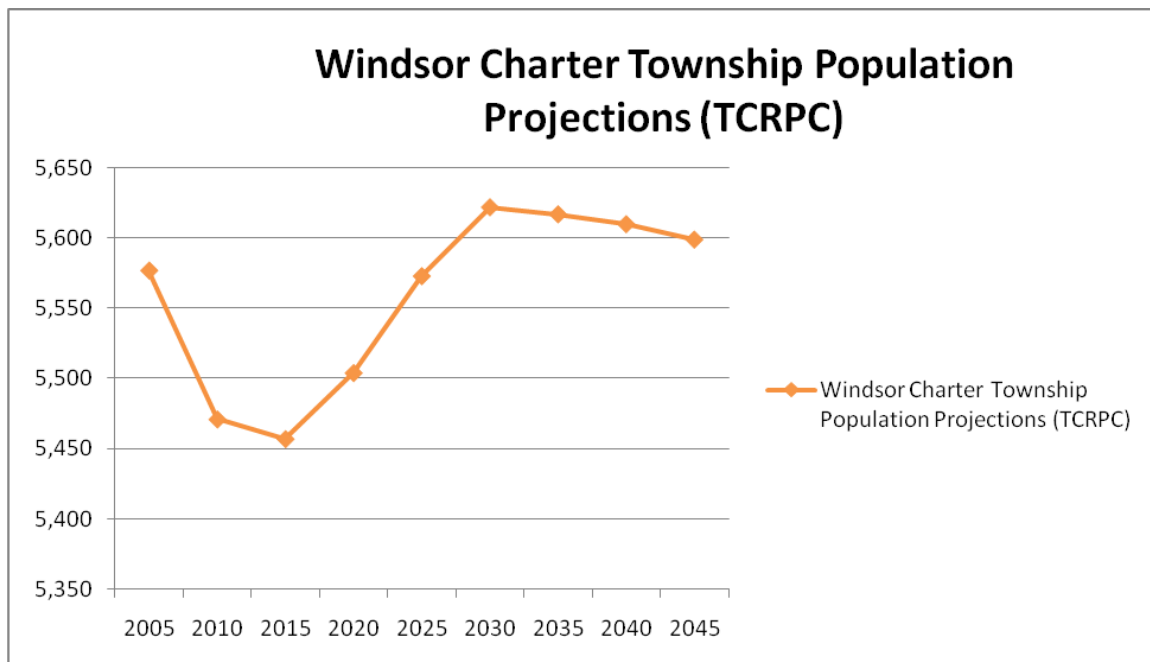
The Tri-County Regional Planning Commission updated their forecasts for population projections in June 2008. The Commission's findings display that Windsor Charter Township and the Village of Dimondale will experience a steady and slow decline in their population until 2020. The findings are based on the University of Michigan regional economic model (therefore the numbers are different than the U.S. Census predictions); the numbers take into consideration the structural shift in the manufacturing class, aging population (which usually leads to smaller households) and current foreclosures. The Commission has different numbers than the ones projected by the consultant. However, both sets of numbers appear reasonable and reliant for planning discussion and decisions. Thus, the forecasted numbers for Windsor Charter Township and the Village of Dimondale provided by the Tri-County Regional Planning Commission are in Table 1.8 and 1.9.

**Table 1.8. Windsor Charter Township Projected Population**

	2005	2010	2015	2020	2025	2030	2035	2040	2045
<b>Windsor Charter Township</b>	<b>5,577</b>	<b>5,471</b>	<b>5,457</b>	<b>5,504</b>	<b>5,573</b>	<b>5,622</b>	<b>5,617</b>	<b>5,610</b>	<b>5,599</b>

Courtesy of Tri-County Regional Planning Commission.

\*Table 1.8 excludes the Village of Dimondale

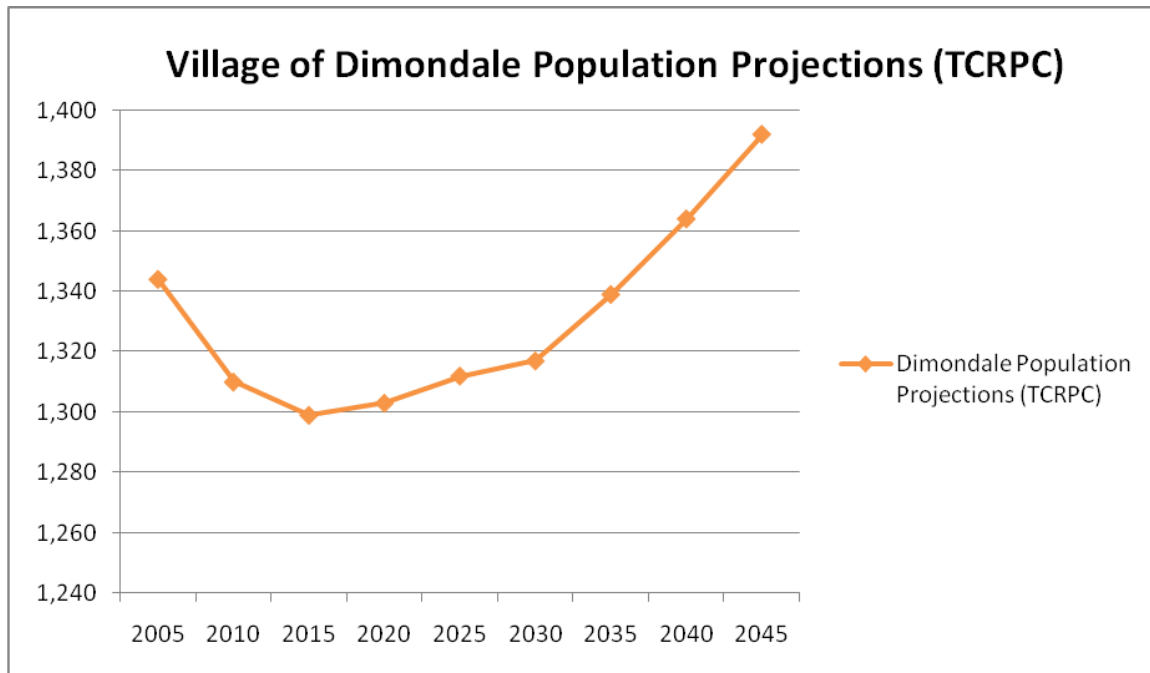




**Table 1.9. Village of Dimondale Projected Population**

	2005	2010	2015	2020	2025	2030	2035	2040	2045
<b>Village of Dimondale</b>	<b>1,344</b>	<b>1,310</b>	<b>1,299</b>	<b>1,303</b>	<b>1,312</b>	<b>1,317</b>	<b>1,339</b>	<b>1,364</b>	<b>1,392</b>

Courtesy of Tri-County Regional Planning Commission.



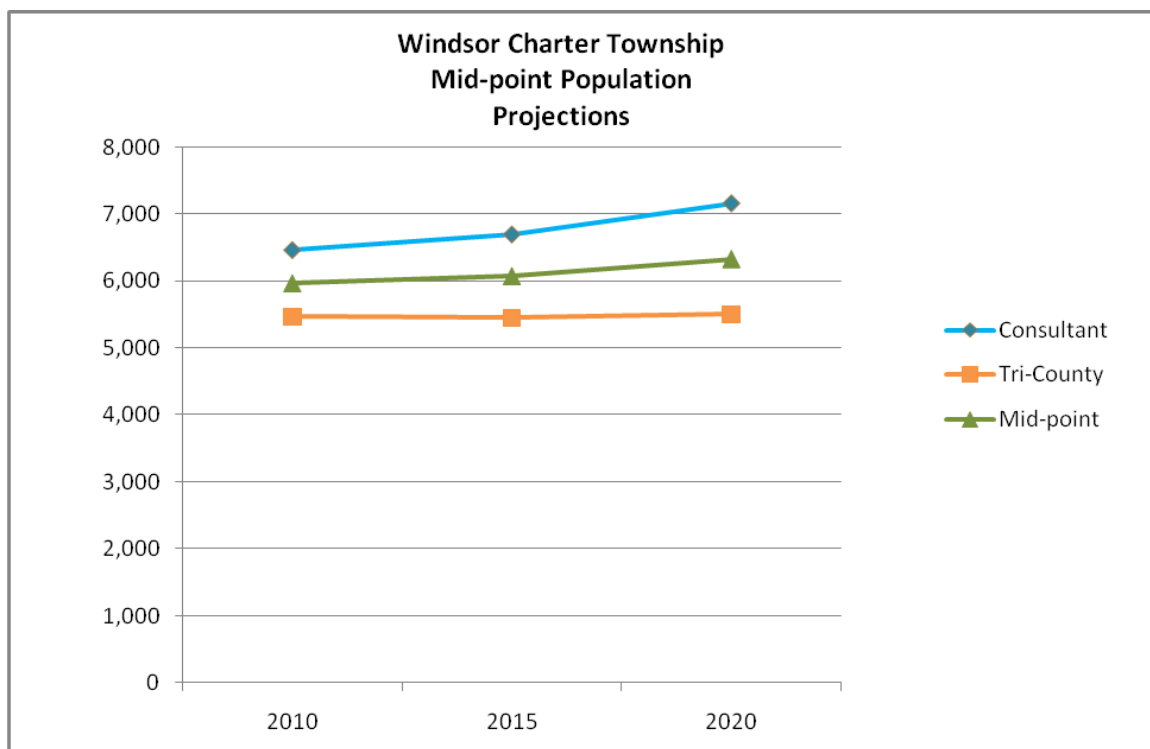
The consultant's projections are growing while the Tri-County Regional Planning Commission's projections are declining for Windsor Charter Township and the Village of Dimondale; it is logical to locate midpoints among the findings for the years 2010 through 2020. This serves the purpose of coming closer to the realistic numbers that Windsor Charter Township and the Village of Dimondale may see in the approaching years. These projections will serve as a foundation for future land use planning in the Township and Village and accommodate for the changes that will likely occur. Below are tables of the mid-point projections.



**Table 1.10 Windsor Charter Township Mid-point Population Projections**

Projections	2010	2015	2020
Consultant	6,462	6,694	7,158
Tri-County	5,471	5,457	5,504
Mid-point	5,967	6,076	6,331

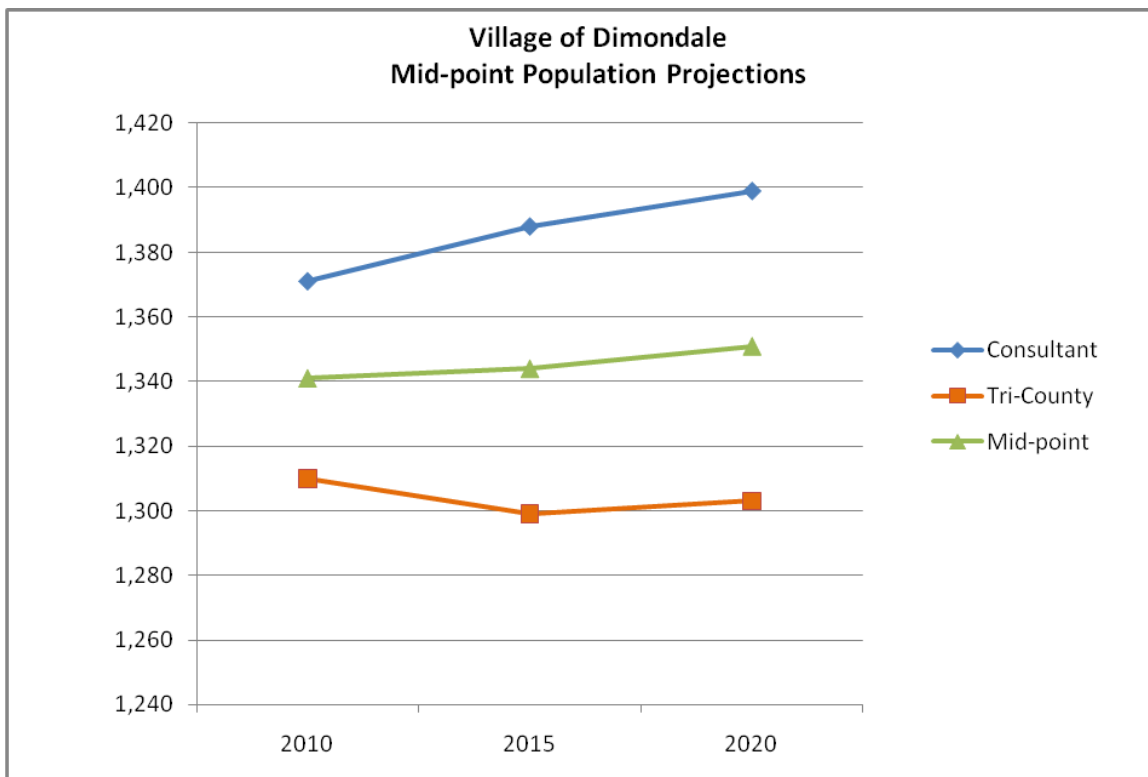
\*Table 1.10 excludes the Village of Dimondale





**Table 1.11 Village of Dimondale Mid-point Population Projections**

Projections	2010	2015	2020
Consultant	1,371	1,388	1,399
Tri-County	1,310	1,299	1,303
Mid-point	1,341	1,344	1,351





## ■ Distribution of Sexes ■

The details of Windsor's and Dimondale's population make-up become apparent upon examining the population distribution. Windsor Charter Township is comprised of 48.8% male and 51.2% female and the Village of Dimondale is comprised of 48.5% male and 51.5% female. These numbers from the 2000 Census show that the distribution of sexes is close but there are slightly more females than males. This can be explained by the fact that women have a longer life expectancy.

**↻ Table 1.12: Windsor, Dimondale and Eaton Co.  
Distribution of Sexes ↻**

<u>Sex</u>	<u>Windsor</u>	<u>Dimondale</u>	<u>Eaton Co.</u>
<b>Male</b>	2,928 (49%)	651 (48.5%)	51,627 (48%)
<b>Female</b>	3,070 (51%)	691 (51.5%)	55,610 (52%)
<b>Total Population</b>	5,998	1,342	107,237

## ■ Racial Make-Up ■

The racial make-up of Windsor, Dimondale and Eaton County are very similar. According to the 2000 Census, Windsor was comprised of 5,535 people or 88.6% who reported that "White" was their origin, whereas 212 people, or about 3%, reported "Black or African American" as their origin. 212 people are "Hispanic or Latino" in origin comprising about 3% of Windsor Township's population. Dimondale had similar figures in terms of race distribution.

Eaton County has a similar percentage of the population classified as "White," comprising 88.7% of the total. "Hispanic or Latino" makes up 3.8% of the population and "Black or African American" comprise 6.5% of the total population.

**↻ Table 1.13. Race and Origin in Windsor, Dimondale and Eaton Co. ↻**

<u>Race/Origin</u>	<u>Windsor</u>	<u>%</u>	<u>Dimondale</u>	<u>%</u>	<u>Eaton Co.</u>	<u>%</u>
White	5,535	88.6	1,294	96.4	95,170	88.7
Black/African American	212	3.4	10	0.7	6,918	6.5
American Indian	27	0.4	10	0.7	221	0.2
Asian/ Pacific Islander	28	0.4	2	0.1	1,596	1.5
Hispanic Origin	212	3.4	39	2.9	4,032	3.8
Two or More Races	108	1.7	16	1.2	1,484	1.4
Other Race	124	2.0	10	0.7	1,848	1.7



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## ■ Age Distribution ■

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Age is an important element to analyze because it helps determine what populations will be demanding specific services in upcoming years. Based on the 2000 Census, Windsor and Dimondale have slight differences in their age distributions. This slight difference accounts for the fact that Dimondale has a higher population under the age of 18 representing 32% of the population. Windsor has only 25% of its population under the age of 18. Also, Dimondale has a much smaller percentage, 9%, of persons over the age of 65, while Windsor has 16% over the age of 65. Both Windsor and Dimondale can expect these figures to increase as the “baby boomers” become elderly.

**↻ Table 1.14: Age Distributions in Windsor, Dimondale and Eaton Co. ↻**

<b>Age</b>	<b>Windsor</b>	<b>%</b>	<b>Dimondale</b>	<b>%</b>	<b>Eaton Co</b>	<b>%</b>
19-Under	1,523	25.4	435	32.4	27,246	25.0
20-34	726	12.1	177	13.2	21,647	20.0
35-44	959	16.0	266	20.0	13,722	13.0
45-54	1,131	18.9	223	17.0	17,902	17.0
55-64	678	11.3	125	9.3	13,380	12.0
65+	981	16.4	116	8.6	13,340	12.0

**Windsor Total Pop= 5,998**

**Dimondale Total Pop= 1,342**

**Eaton Co Total Pop= 107,237**



## ■ Education ■

Education is an important aspect of long-range community health. According to the 2000 census, 89% of the total population of Windsor Charter Township has attained a high school diploma or higher. Included within the 89% is 23% that have attained a bachelor's degree or higher. This figure has increased since 1990 due to the increased accessibility to higher education. In Eaton County, 89.2% of the population has attained a high school diploma or higher and 21.2% have earned a bachelor's degree or higher. The differences may be attributed to the higher percentage of residents working in the educational services industry in the Township and its proximity to Michigan State University. Additionally, the Village of Dimondale shows that 93.1 percent of the population has attained a high school diploma or higher and 25 percent of that population has earned a bachelor's degree or higher.

**Table 1.15: Educational Attainment for Windsor, Dimondale and Eaton Co.**

<u>Education</u>	<u>Windsor</u>	<u>%</u>	<u>Dimondale</u>	<u>%</u>	<u>Eaton Co.</u>	<u>%</u>
Less than 9 <sup>th</sup> Grade	129	3.1	11	1.4	1,640	0.2
9 <sup>th</sup> -12 <sup>th</sup> , no diploma	345	8.2	45	5.6	4,018	0.5
High School Graduate	1,311	31.2	254	31.5	22,567	3.1
Some College, no degree	1,132	27.0	220	27.3	19,805	27.0
Associate Degree	429	10.2	86	10.7	7,116	9.8
Bachelor's Degree	590	14.0	148	18.3	11,566	16.0
Graduate Degree	265	6.3	43	5.3	5,331	7.4

**Persons 25 years and over:**

**Windsor: 4,201**

**Dimondale: 807**

**Eaton Co: 72,043**

School enrollment has increased in the past decade as well, due to the increase in population. The US Census states that enrollment of children 3 years and over in Windsor was 1,823 and 423 for Dimondale. Elementary and high school enrollment for Windsor was 1,300, or 71.3% and Dimondale supported a higher percentage of 74.7%, or 316 pupils.



## ■ Households ■

Household data is essential for determining the type of demands a population will place on a community. Families demand different services than non-family households. Windsor and Dimondale are predominately “family” communities with 74.4% and 79.7% of total households comprised of families respectively. Eaton County families represent 66% of total households. The difference could be credited to the fact that non-family households tend to be located closer to a major city and thus closer to the City of Lansing urban area.

**Table 1.16: Household Characteristics of Windsor, Dimondale and Eaton Co. in 2000**  
Shown as a percentage.

<u>Household Type</u>	<u>Windsor</u>	<u>Dimondale</u>	<u>Eaton Co.</u>
Family Households	74.4%	79.7%	66%
Female Householder	7.3%	9.5%	8.0%
Non-family Households	25.9%	20.3%	33%

**Total Households:**

Windsor: 2,301      Dimondale: 473  
Eaton: 28,087

**Table 1.17: Persons Living in Group Quarters in Windsor, Dimondale and Eaton Co. in 2000**

<u>Type</u>	<u>Windsor</u>	<u>Dimondale</u>	<u>Eaton Co.</u>
Institutionalized Population	2.3%	0	0.7%
Non-institutionalized Pop	0.2%	0.7%	1%



## ☀ Housing Profile ☀

### Where We Live



The Housing Profile provides insight into the type of housing units residents of Windsor Charter Township and the Village of Dimondale inhabit. The housing profile can help in forecasting future needs in the residential sector. The housing aspects examined in this document include occupation status, number of units, housing age, value, and source of water. Values will be compared for Windsor Township, Village of Dimondale, and Eaton County.

#### 🔗 Housing Characteristics 🔗

According to the 2000 Census, there were 2,418 housing units within Windsor Charter Township. This figure represents 5.7% of the 42,118 housing units in Eaton County. Dimondale on the other hand has 487 housing units, only 1% of Eaton County's total housing units. The predominate housing type in Windsor and Dimondale are owner-occupied at approximately 90% and 88% respectively of all housing units. The total vacancy percentage for the Township is slightly higher than the Village and County with percentages of 4.8%, 2.5% and 4.6% respectively.

🔗 Table 2.1: Housing Unit Type in Windsor, Dimondale and Eaton Co. in 2000 🔗

Unit Type	Windsor	%	Dimondale	%	Eaton Co.	%
Occupied Housing Units	2,301	95.2	473	97.5	40,167	95.3
Owner Occupied	2,174	90.0	415	87.7	29,791	74.2
Renter Occupied	127	5.3	58	12.3	10,376	25.8
Vacant Housing Units	117	4.8	12	2.5	1,951	4.6
Persons per owner-occupied unit	2.59	--	2.87	--	2.71	--
Persons per renter-occupied unit	2.38	--	2.4	--	2.04	--

**Total Housing Units:**

**Windsor: 2,418**

**Dimondale: 487**

**Eaton Co: 42,118**



## ■ Units per Housing Structure ■

It is important to obtain an accurate description of the number of units per housing structure in Windsor and Dimondale in order to understand the intensity of land use and the demands placed by each housing unit. As shown in Table 2.2, Eaton County, Windsor Township and the Village of Dimondale are dominated by single-family homes.

**↻ Table 2.2: Units in Housing Structure for Windsor, Dimondale and Eaton Co. in 2005 ↻**

Units	Windsor	%	Dimondale	%	Eaton Co.	%
Single Family	1,901	78.6	470	87.4	30,434	72.0
2-4 Units	67	2.8	35	6.4	2,195	5.2
5-9 Units	0	0	0	0	1,615	3.8
10+ Units	0	0	33	6.1	5,067	12.0
Mobile Home	450	18.6	2	0.3	2,800	6.6

**Total Housing Units:**

**Windsor: 2,418**

**Dimondale: 540**

**Eaton Co: 42,118**

## ■ Value ■

Housing value is an important aspect of the housing stock to examine. Proper inventory ensures that Windsor and Dimondale meet the housing needs of all income levels. According to the 2000 US Census, Windsor Township had a median housing value of \$133,700, while Dimondale's median value was \$117,400. Eaton County had a median value of \$113,700. Please see Table 2.4 for more detail.

**↻ Table 2.3: Housing Values for Windsor and Dimondale ↻**

Value	Windsor	%	Dimondale	%
Less than \$50,000	28	1.7	11	2.9
\$50,000- \$99,999	390	23.4	126	33.1
\$100,000- \$149,999	611	36.6	149	39.1
\$150,000- \$199,999	448	26.8	48	12.6
\$200,000- \$299,999	159	9.5	44	11.5
\$300,000- \$499,999	29	1.7	0	0
\$500,000- \$999,999	0	0	0	0
\$1,000,000 or more	5	0.3	3	0.8

*\*Does not include values from April 2000-2007.*

**Median Value:**

Windsor: \$133,700

Dimondale: \$117,400



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## ■ Building Permits ■

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Since the release of the 2000 Census data, Windsor Township and the Village of Dimondale have added 324 and 56 residential dwelling units respectively. These units include single family homes and multiple family buildings. These numbers are relatively constant in consideration to the overall housing growth trends before the year 2000. However, since approximately 2004, housing sales and development have slowed, resulting in a slower expected increase in housing units over the next few years.

**↗ Table 2.4: Building Activity from 2000-2006 for Windsor and Dimondale ↘**

	Windsor	Dimondale
Houses	324	20
Duplex	0	-2
3+ Units	0	38
Total	324	56



## ☀ Natural Features ☀

### Our Environment



The Natural Features profile details the dominant physical features in Windsor Charter Township and the Village of Dimondale. Some of the natural features require special attention and management that must be addressed in this comprehensive plan. Due to Windsor Township's lowland nature, much of the township is dominated by water features, including wetlands, lakes, rivers, streams, and ponds. Best management of the surface water directly impacts the quality of drinking water. Because natural systems have static boundaries with other natural attributes, especially water, a short description is offered of significant environmental features detailing the important relationship that exists within the Township and the Village.

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#### ■ Topography ■

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Topography has come to refer to the "lay of the land", or the characteristics of land in terms of elevation, slope, and orientation. It is useful in determining whether an area of land is suitable for development or agricultural purposes and is directly related to the intensity of soil erosion. The terrain or topographic characteristics are directly influenced by glacial activities from the past. The average elevation in Windsor Township is 854 ft above sea-level; while similarly, the average elevation in the Village of Dimondale is 860 ft above sea-level.



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## ■ Soils ■

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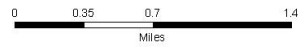
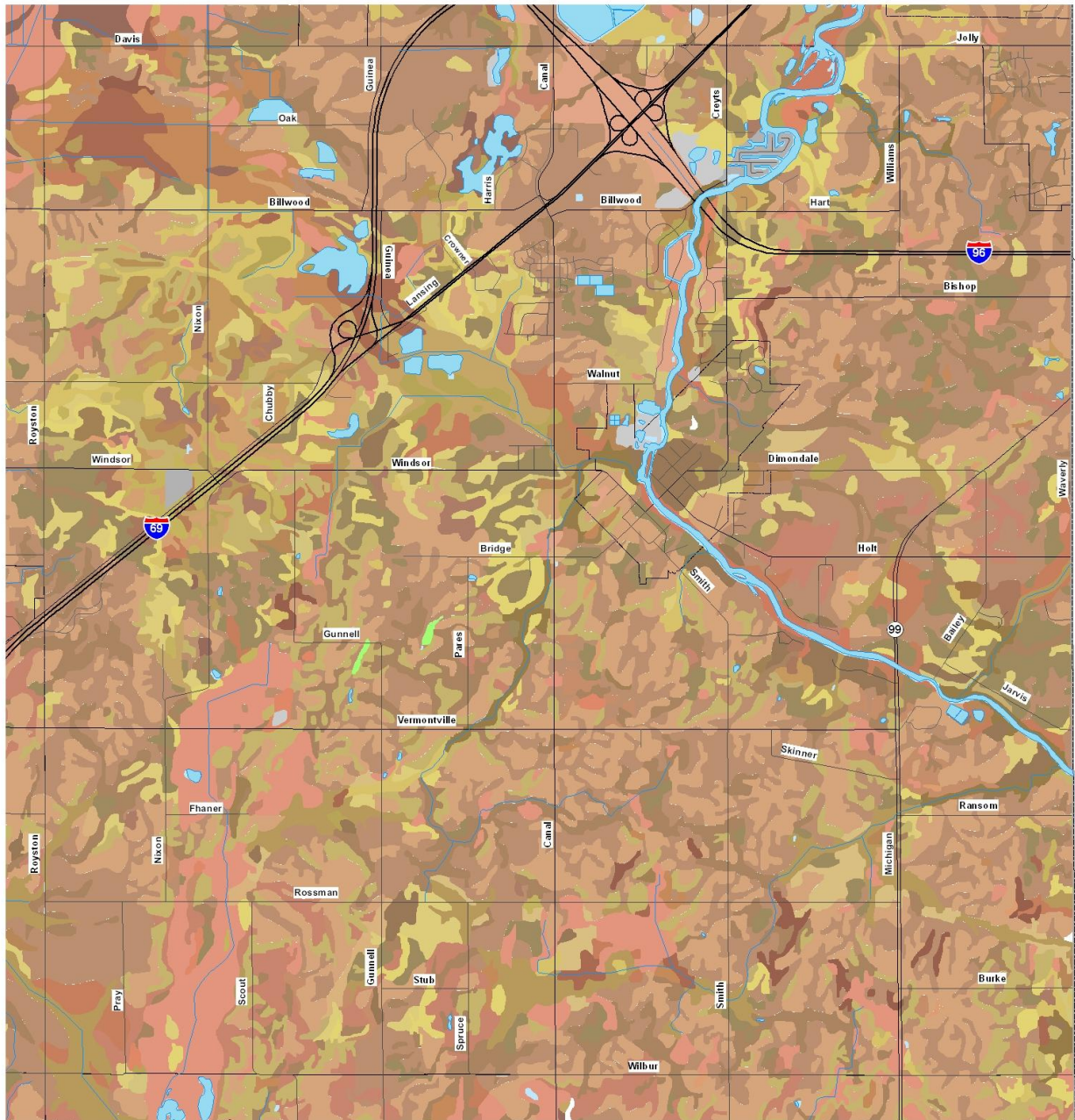
Soil surveys are essential in determining the assets and limitations of an area. Soils act as filters to rainwater, improving the overall quality of drinking water. Also, soils are the basis of any agricultural production and can be credited for the quality of crops produced in the Township. In addition, certain soils can pose limitations on development due to some unstable characteristics. Proper maintenance and best management practices should be utilized in regards to the Township's and the Village's soils.

The soils of Windsor Township vary widely across the jurisdiction, ranging from loamy sands on the uplands to fibrous peat, muck, and soft clay in the poorly drained low lying marsh areas. The extensive concentrations of muck are in the southwestern areas of the township. Mucky soils are regarded as unstable for development purposes and should be approached carefully for building purposes.

Within the Village of Dimondale, approximately 70 percent of all land area is conducive to development. Most of the soils with severe limitations are located in the southwest corner of the Village.



# Soils Windsor Township



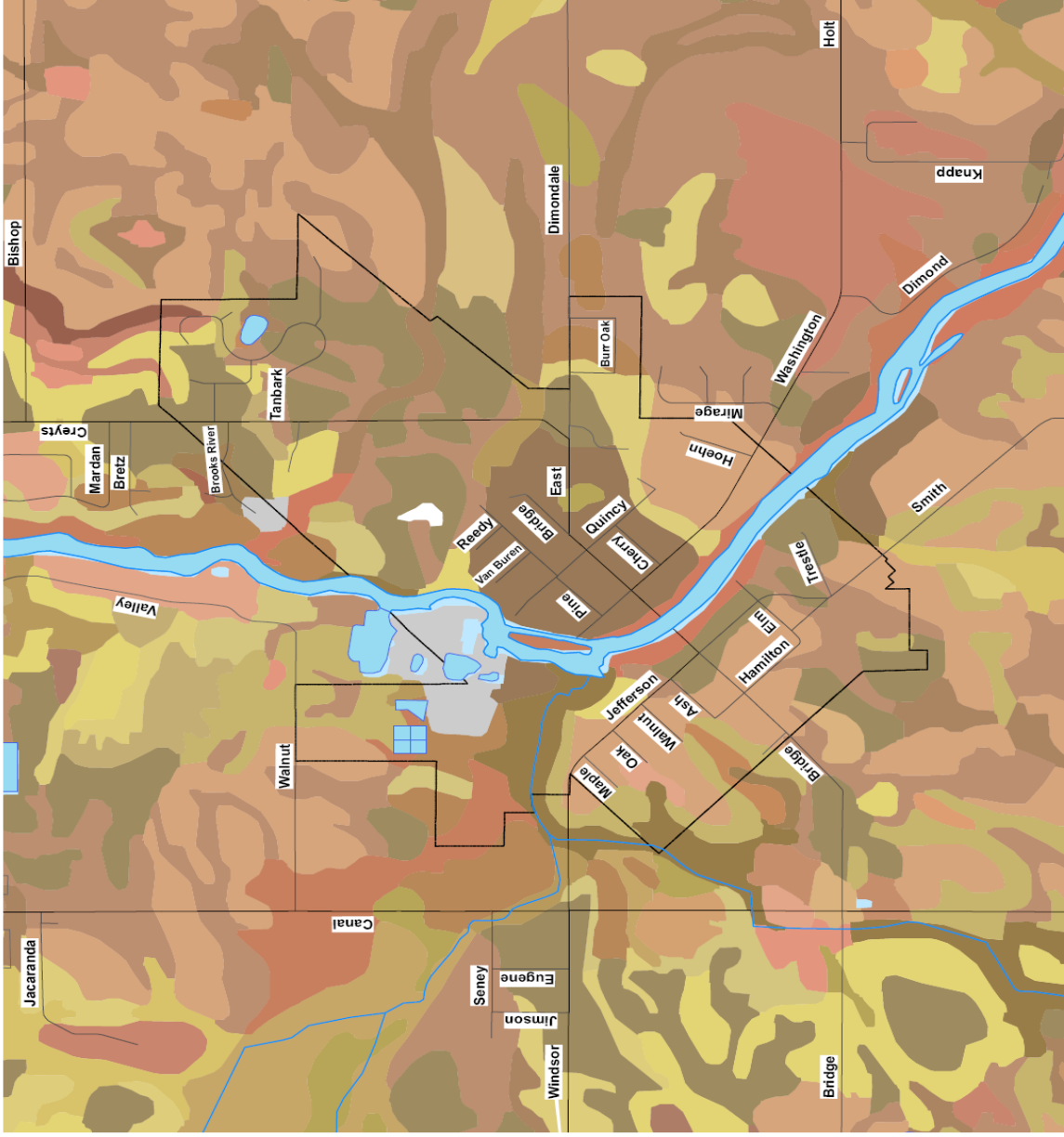
Source: USDA-SCS-MICH

Produced by: Tri-County Regional Planning Commission, March 1, 2002.



Soils Legend					Windsor Township	
Ad	Co	MaE	Sb			Landfill
BbA	Cp	MbC	Sh			Sewage Lagoon
Bh	Ed	MbC3	SpB			Swamp/Marsh
BnB	Gf	MdA	SpC			Water
BnC	HaB	MeA	SpD			MARSH
BoB	HaC	OsB	StB			RIVER
BoC	Ho	OsC	StC			WATER
BpD	KbA	OwB	TuA			GRAVEL PIT
BrA	Le	OwC	WaA			
CaA	MaB	OwD	WbA			
CbB	MaC	Pa	WnA			
Ch	MaD	Pr	Quarry/Gravel Pit			

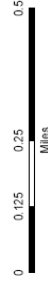




# Soils

## Dimondale

Ad	MaA
BbA	OsB
Bh	OsC
BnB	OwB
BnC	OwC
BoB	OwD
BoC	Pa
BpD	Pr
BrA	Sb
Caa	Sh
CcB	SpB
Ch	SpC
Co	SpD
Cp	SIB
Ed	SiC
Gf	TuA
HaB	VlaA
HaC	VlaB
Ho	VlaC
KcA	Quarry/Gravel Pit
Le	Landfill
MaB	Sewage Lagoon
MaC	Swamp/Marsh
MaD	Water
MaE	MARSH
McC	RIVER
McC3	WATER
MdA	GRAVEL PIT



Source: USDA-SCS-MICH

Produced by: Tri-County Regional Planning Commission, 2006



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## Watershed Characteristics

Just as a city, county or state has boundaries, so does a watershed. A watershed can be defined as the land that contributes water to a given site. This can be visualized as a line that connects all of the highest points in an area. Precipitation falling inside this line is delivered to small streams or tributaries which join to form rivers. Much of the time, precipitation is redelivered to the groundwater system, which is the source of drinking water. It is important to ensure that local watersheds are maintained at the highest level of quality as to allow healthy drinking water and recreation water for fishing, swimming, boating, and wildlife.

Windsor and Dimondale are located within the Grand River Watershed, which extends from Ingham County through Eaton County and terminates in the southern portion of Clinton County. The entire watershed feeds the Grand River, which traverses through west Michigan and empties into Lake Michigan near Grand Haven. Although Windsor is experiencing increased development pressure, there is adequate rural land that lends itself to improving the watershed quality. According to the MDEQ and MDNR, “Priority water bodies within the township include the Grand River,” which runs through downtown Dimondale and is impaired for ‘Fishing’ and ‘Total Body Contact.’ The MDEQ also cites that helping restore watersheds requires eight basic management tools, including watershed planning, land conservation, aquatic buffers, better site design, erosion control, stormwater treatment practices, control of non-stormwater discharges, and watershed stewardship.

In early 2000, the Greater Lansing Regional Committee on Phase II Nonpoint Source Pollution Prevention (GLRC) was formed in response to an EPA requirement that certain communities in the Lansing area apply for a National Pollutant Discharge Elimination System (NPDES) permit. The GLRC incorporates three watersheds, including the Grand River, and Windsor and Dimondale were among the communities required to meet Phase II regulations. At this time, Windsor is an associate member and Dimondale remains a full member of the GLRC. In 2008, Dimondale will apply for renewal of its NPDES permit. For more information visit: [www.mywatersheds.org](http://www.mywatersheds.org).



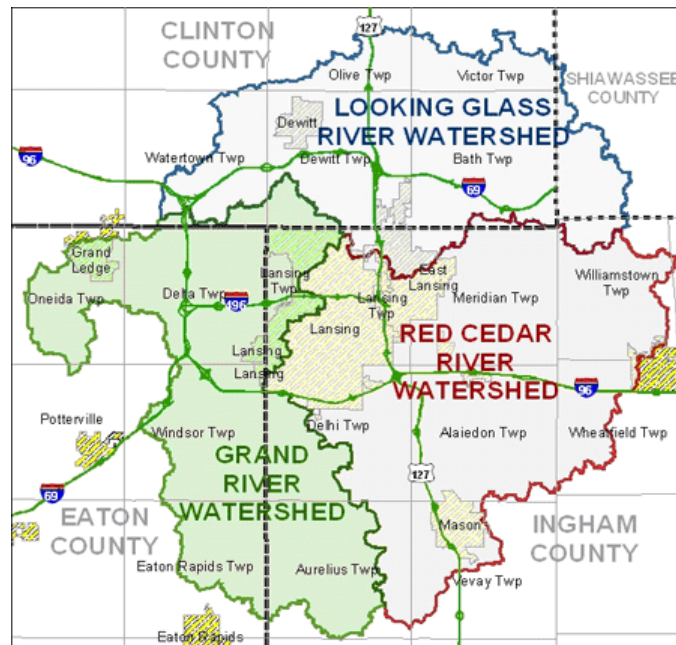
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## ■ Floodplain ■

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Much of the east quarter of Windsor Township is part of the floodplain for the Grand River as are properties along the River in the Village. A 100-year flood is one with such magnitude that the probability of it occurring in any given year is 1%.

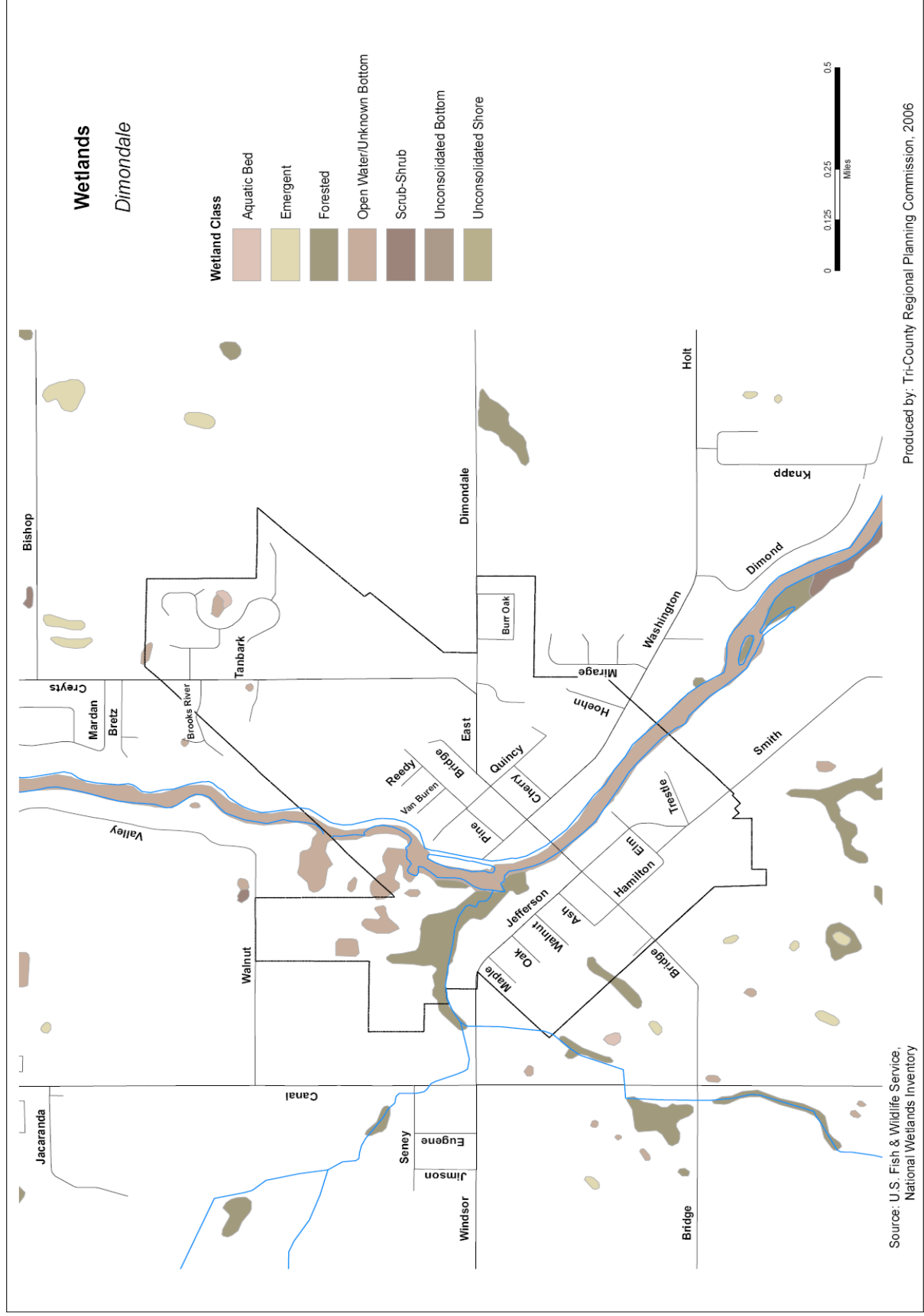
The following is an image of the Greater Lansing Watershed Units.













## ☀ Economic Profile ☀

### Our Economy



The economy of Michigan, the Tri-County Region, Eaton County, Windsor Charter Township, and the Village of Dimondale are interrelated and dependent on each other. When the Michigan economy suffers, Windsor and Dimondale will ultimately feel the trickledown effect of the stagnant economy. The same is true if Michigan's economy is vibrant and thriving. Thus, it is crucial to get an accurate description of all these jurisdictions to adequately forecast the future of Windsor and Dimondale's economy. This profile will examine the State of Michigan Economy, as well as the economic conditions of the Tri-County Region, Eaton County, Windsor Charter Township, and the Village of Dimondale. The factors being examined are ***Income, Employment, Employment by Industry, and Employment Forecasts.***

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#### 🌐 Michigan 🌐

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Historically, the State of Michigan has been known for its automotive industry supplying thousands of people state-wide with life-long stable employment opportunities. Since the 1990's, automotive and related industries have been relocating to different states and countries leaving acres of vacant land and thousands of jobless workers. This, among other factors has caused a serious decline, or optimistically speaking, stagnation in the Michigan economy. To justify these statements, in 2005, the US Census reported an 8.9% unemployment rate for the State of Michigan. In fact, Michigan currently has the highest unemployment rate in the entire United States of America. 13.2% of the population fell below the poverty line, an increase from 10.5% in 2000.

Although the economy is suffering in Michigan, the overall median income has increased. In 2005, the median family income was \$57,277 up from \$53,457 in 2000. The per capita median income was \$24,379 in 2005.



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## Tri-County Area

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As mentioned above, the Tri-County area often functions as a single economic engine due to the fact that many people work in the City of Lansing, but live in different cities or counties. Thus, by looking at the economic sector of the Tri-County Region, we can get a vivid picture of the local economy in Windsor Charter Township. Similar to the State of Michigan, the Tri-County Region housed many automobile manufacturing factories and related businesses in the area. Much of the economy revolved around this industry for many years and city planning revolved around the reliance of this manufacturing sector. Other dominant industries include the Governmental and Educational sectors. However, in recent years there have been many layoffs and factory closings in Ingham, Eaton, and Clinton Counties. In just five years the unemployment rate has doubled directly affecting the population counts for the area. In 2005, the Tri-County Region had 230,757 people in the labor force with 7.93% unemployed. The median household income was \$49,777. The following tables detail the employment activity in the Tri-County Area.

**Table 3.1: Labor Force Status for Tri-County Area in 2005**

<u>Labor Status</u>	<u>Tri-County</u>	<u>Percent</u>
Persons 16 years and over	343,368	100
In Labor Force	230,757	67.2
Civilian Labor Force	230,331	67.0
Employed	181,818	53.0
Unemployed	18,513	7.93
Armed Forces	427	0.1
Not in Labor Force	112,611	32.7



↗ Table 3.2: Employment by Industry for the Tri-County Region in 2005 ↗

Industry	Tri-County	Percent
Agriculture, Forestry, Fishing, Mining	2,538	1.2
Construction	12,495	5.8
Manufacturing	23,457	11.0
Wholesale Trade	6,531	3.0
Retail Trade	26,251	12.3
Transportation and Warehousing	7,950	3.7
Information	4,582	2.2
Finance, Insurance, Real Estate	13,922	6.5
Professional, Scientific, Management	17,136	8.0
Education, Health, Social Services	51,086	24.0
Arts, Entertainment, Food Service	17,912	8.4
Public Administration	18,392	8.6
Other	10,577	4.9

**Total Employed People Over 16 Years of Age:**

**212,819**

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Ⓢ Windsor Charter Township and the Village of Dimondale Ⓢ

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As mentioned previously, Windsor Township has been experiencing steady growth. It has also been mentioned that Dimondale is nearing its build out capacity. This growth directly affects the economic growth and health of the Township as well. Where growth occurs, there is a following increase in demand for services and businesses to be located closer to home. Although Windsor and Dimondale remain residential communities, it is important to plan for growth in the economic sector as well. In the following paragraphs and tables, Windsor and Dimondale's economic profile will be compared to Eaton County's profile. It should be noted that Windsor and Dimondale's economic figures represent a portion of Eaton County's figures due to the fact that the Township is located within the county. Also, the figures are from the 2000 US Census data due to the concern that 2005 data was unavailable for Windsor and Dimondale.



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## ■ Income and Occupation ■

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The median household income for Windsor Township and the Village of Dimondale in 2000 was \$57,793 and \$57,917 respectively. This similarity proves the interconnectedness between the two economies. Eaton County's median income was slightly lower at \$54,153. Per capita income was similar between the Township and Village, with figures of \$23,912 and \$23,611 respectively, but fell slightly short of the county's \$24,556 per capita income. 2.1% of families in Windsor Township fell below the poverty level and 2.1% of Dimondale's families fell below the poverty line. In comparison, 5.3% of Eaton County families fell below the poverty line. According to the US Census, the poverty level for a family of four was \$17,603 in the year 2000.

Examining the occupation of the residents of a community provides insight into the everyday life of community members. In 2000, Windsor Charter Township had 4,706 residents 16 years or older legally able to work, of which 3,063, or 65.1% were in the labor force. Dimondale had 972 persons 16 years or older with 685, or 70.4% in the labor force. The reasons for the differences in figures between the Township and the Village can be credited to the fact that there are a higher percentage of elderly persons who do not work in Windsor Township than in the Village of Dimondale, thus widening the gap between the percentages of people in the labor force. Eaton County had 86,498 persons over the age of 16, of which 59,250 or 68.4% were employed.

**↻ Table 3.3: Labor Force Status for Windsor, Dimondale and Eaton Co. ↻**

<b><u>Labor Status</u></b>	<b><u>Windsor</u></b>	<b><u>Dimondale</u></b>	<b><u>Eaton Co.</u></b>
Persons 16 years and over	4,706	972	86,498
In Labor Force	3,063 (65.1%)	685 (70.5%)	59,250 (68.4%)
Civilian Labor Force	3,063 (65.1%)	679 (69.9%)	N/A
Unemployed	117 (2.5%)	15 (1.5%)	3,897 (4.5%)
Armed Forces	0	6 (0.6%)	47
Not in Labor Force	1,643	287	27,248

\*It should be noted that since 2000, unemployment rates in the Mid-Michigan area have jumped due to the loss of manufacturing jobs. Some estimates from the US Census give unemployment rates for Eaton County at 7.6% for the year of 2005. Estimates are not available for Windsor Township or Dimondale Village.



**Table 3.4: Class of Worker in Windsor, Dimondale and Eaton County in 2000**

<b>Class</b>	<b>Windsor</b>	<b>%</b>	<b>Dimondale</b>	<b>%</b>	<b>Eaton Co.</b>	<b>%</b>
Private wage/Salary	2,097	71.2	484	72.9	42,458	71.0
Government Workers	626	21.2	136	20.5	9,329	15.7
Self-Employed	223	7.6	44	6.6	3,371	5.6
Unpaid Family Wkrs.	0	0	0	0	195	0.3

**Employed Persons 16 Years and Over:**

**Windsor: 2,946**  
**Dimondale: 664**  
**Eaton: 59,250**

**Table 3.5: Employment by Industry for Windsor and Dimondale in 2000**

<b>Industry</b>	<b>Windsor</b>	<b>Percent</b>	<b>Dimondale</b>	<b>Percent</b>
Agriculture, Forestry, Mining	16	0.5	6	0.9
Construction	236	8.0	30	4.5
Manufacturing	497	16.9	80	12.0
Wholesale Trade	74	2.5	9	1.4
Retail Trade	351	12.0	109	16.4
Transportation and Warehousing	160	5.4	24	3.6
Information	40	1.4	5	0.8
Finance, Insurance, Real Estate	213	7.2	66	9.9
Professional, Scientific, Management	166	5.6	43	6.5
Education, Health, Social Services	458	15.5	143	21.5
Arts, Entertainment, Food Service	109	3.7	40	6.0
Public Administration	406	13.8	85	12.8
Other	220	7.5	24	3.6

**Employed Persons Over 16 Years of Age:**

**Windsor: 2,946**  
**Dimondale: 664**



## ■ Employment Forecasts ■

**Table 3.6: Employment Forecasts for Dimondale, Windsor and Eaton Co.**  
Provided by Tri-County Regional Planning Commission

<b>Retail Employment Forecast</b>	2005	2010	2015	2020	2025	2030	2035	2040	2045
Village of Dimondale	51	51	51	51	50	50	50	51	51
Windsor Township	92	95	99	102	105	108	113	118	124
Eaton County	8,872	8,736	8,763	8,698	8,571	8,468	8,536	8,604	8,674

<b>Non-Retail Employment Forecast</b>	2005	2010	2015	2020	2025	2030	2035	2040	2045
Village of Dimondale	229	243	261	276	291	306	313	321	328
Windsor Township	3,610	3,749	3,951	4,102	4,254	4,417	4,492	4,563	4,633
Eaton County	34,815	34,773	35,325	35,421	35,353	35,742	36,493	37,257	38,036

Based on these forecasts provided by the Tri-County Regional Planning Commission, it is apparent that the Village of Dimondale and Windsor Charter Township will continue to experience some growth in both retail and non-retail sectors. However, the retail employment growth in the Village and the Township is much more significant than the growth occurring in the non-retail sector.



## ☀️Existing Land Use Profile ☀️

### The Lay of the Land



Performing a survey of existing land use has many benefits to Windsor Charter Township and the Village of Dimondale. First, by analyzing existing land use, one gets a clear picture of the type and intensity of development that is occurring. By comparing past land use maps with current land use maps, trends become apparent as to how and where development has been occurring. Using this information can provide an avenue for predicting future growth areas and allows for preparatory planning for the township as a whole.

#### The Story Unfolds...

Since the founders of Windsor Charter Township and the Village of Dimondale moved to the area, Windsor has maintained a predominately rural land use that catered to agriculture, hunting, and fishing. Dimondale continued as a small town community with more dense development than Windsor Township, but a smaller character than that of the City of Lansing. As time wore on and the surrounding areas grew closer and closer to Windsor, more people decided to relocate to the Township. The Village of Dimondale began to grow, as did scattered developments around the Township. This growth ultimately brought Windsor Township and the Village of Dimondale into the forefront of developing communities. Currently, Dimondale is facing a near build-out situation, while Windsor still has plenty of room to grow. By coordinating this growth together, the Township and Village can utilize each others assets to grow in a concise manner.

In the past 20 years, the northern portion of Windsor Township has changed dramatically. Residential, commercial, and mixed use developments are beginning to dominate the northern portion of the township. Efforts are currently being made to develop special planning areas that will allow Windsor and Dimondale to pool resources to provide comprehensive sewer service to specific areas of the Township.



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## ■ Existing Land Use Definitions ■

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When assessing the existing land use in Windsor and Dimondale, a consistent method of defining the conditions is necessary. The following is a list of the land use definitions.

### ↻ Residential ↻

Residential land is considered land that is specifically and solely used for housing purposes. Residential land ranges from single- family homes to multiple-family residences to mobile homes.

### ↻ Agricultural ↻

Agricultural land refers to land that is used for farming, be it corn or cattle.

### ↻ Commercial ↻

Commercial land is contexted to land that is being used for business enterprises for the sale of a product or service. Most commercial land in Windsor Township lies in the northern portion of the township and in downtown Dimondale.

### ↻ Developmental ↻

Developmental land refers to land that is underutilized and has potential for future development. This land can be vacant, non-developed land, or land that is considered a non-conforming use. The goal of developmental land is to utilize it in a mixed use fashion.

### ↻ Public Land ↻

In this document, public land references any land that is not privately owned and is available for citizens at large to use. These range from township/village owned parks to state owned land to cemeteries. These properties are also tax-exempt by law.

### ↻ Right of Way ↻

Right of way land is land that is set aside for utility use. This includes roads, sidewalks, and land for the various utility companies to install utilities such as water, sewage lines, and cable.



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## ■ Existing Land Use ■

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Windsor Charter Township is comprised of 22,466 acres of land and the Village of Dimondale is comprised of 616 acres of land. Land Assessment of 2005 shows that Windsor and Dimondale are predominately residential communities, with 10,493 (47%) and 418 (68%) acres classified as residential in Windsor and Dimondale respectively. 1,593 acres, 7.1%, are devoted to Right of Way property such as roads and schools in Windsor and 130 acres, 21% are determined as Right of Way in Dimondale. In 2005, there were 5,579 acres classified as agricultural land in Windsor, while there is no land under agricultural use in Dimondale. The following tables detail land use in the Township and the Village in 2005.

**↗Table 4.1: Existing Land Use in Windsor Twp in 2005 ↖**

Land Use	Acres 2005	Percent
Residential	10,493	47
Agricultural	5,579	24.8
Commercial	589	2.6
Development	2,490	11.1
Exempt	1,463	6.5
Right of Way	1,593	7.1

**Total Township Acres: 22,467**

\*Data courtesy of Art St.Clair, Windsor Charter Township Supervisor.

**↗Table 4.2: Existing Land Use in the Village of Dimondale in 2005 ↖**

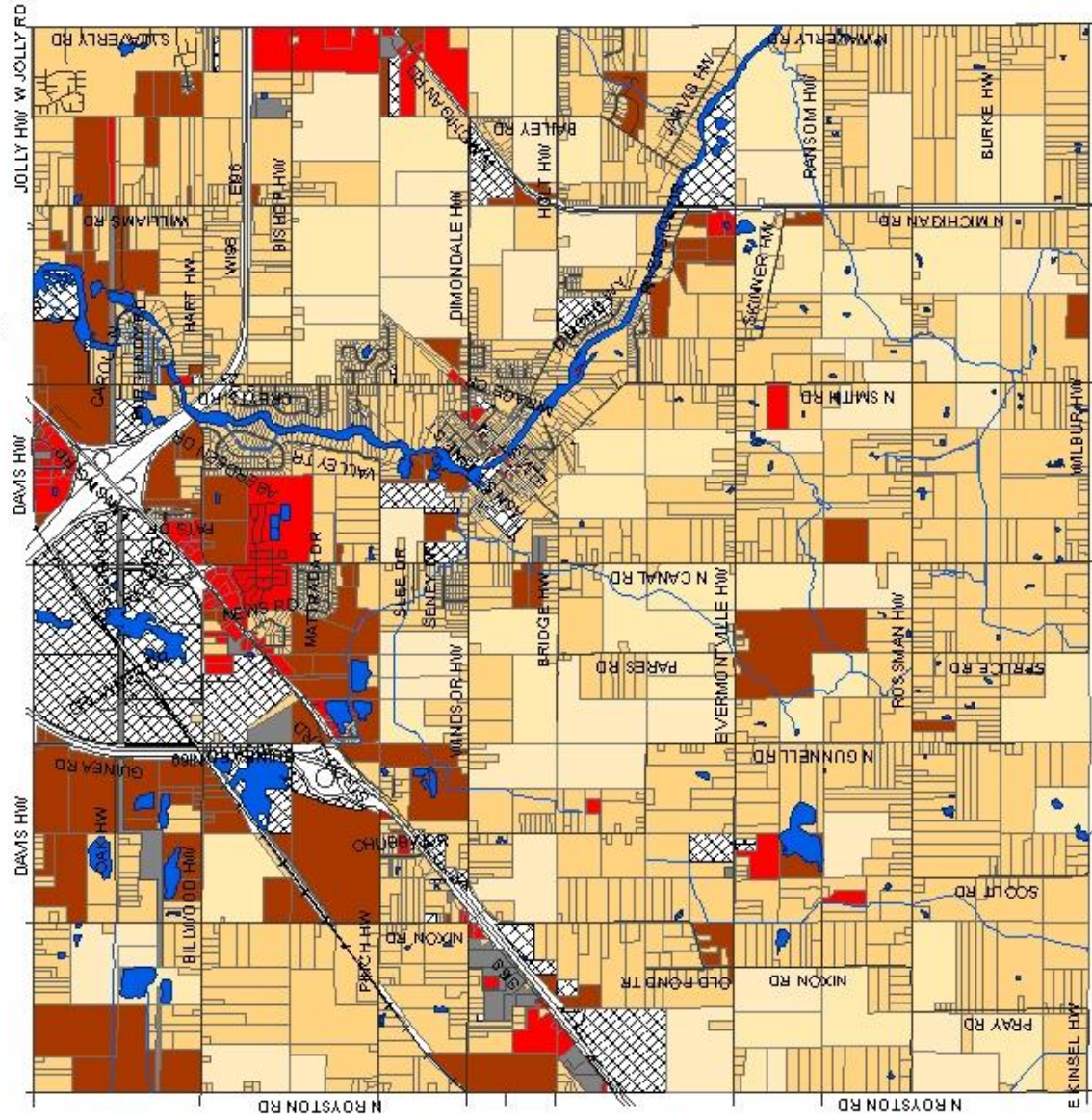
Land Use	Acres 2005	Percent
Residential	418	68
Agricultural	0	0
Commercial	16	3
Development	0	0
Public	53	9
Right of Way	130	21

**Total Village Acres: 616**

\*Data courtesy of Denise Parisan, Village of Dimondale Manager.

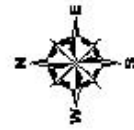


# Windsor/Dimondale Land Use Map 2008



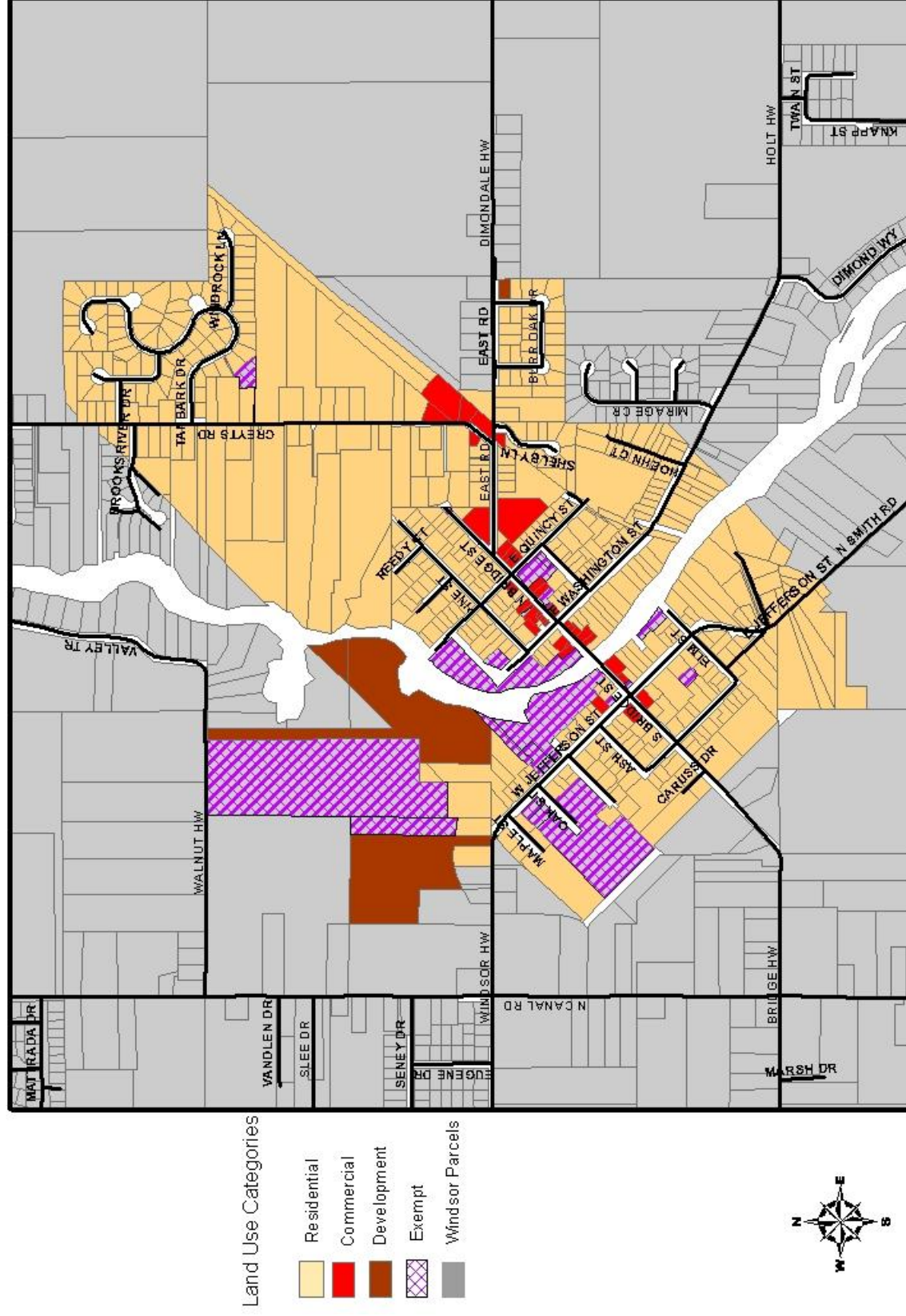
## Land Use Categories

- Agriculture
- Residential
- Industrial
- Commercial
- Development
- Exempt





# Dimondale Land Use 2008





## ☀️ Community Facilities Profile ☀️

### Serving Our Residents



Community Facilities are the services and structures provided to the community to improve the quality of life in Windsor Charter Township and the Village of Dimondale. The community facilities range from waste water treatment to fire department support to religious institutions. It is important to do an assessment of local services and facilities to get a proper inventory and be able to assess what is needed to improve the quality of life.

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#### ■ Municipal Sewer ■

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As mentioned previously in this plan, Windsor Township utilizes several different waste water sewer plants depending on the location in the Township. There is a waste water treatment plant in Dimondale that serves all Village properties and some properties in Windsor Township. The capacity of this treatment plant is 750,000 gallons per day and it is currently processing approximately 200,000 gallons per day. The plant and collections system cost \$8.5 million to build of which the Village paid approximately \$700,000 and the remaining balance was divided among the residents in the sewer assessment districts in the Township. Windsor also utilizes the wastewater treatment plants located in Lansing, Delhi Township and Delta Township.

Although most of the Township still operates personal septic tanks, the northern portion of Windsor, where concentrated development occurs is almost entirely connected to the municipal sewer. Sewer access is required in high density developments. The Village of Dimondale is predominately hooked up to municipal sewer.



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#### ■ Municipal Water ■

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The majority of residents in the Township and all of the residents in the Village have personal wells.

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#### ■ Water ■

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Sources of water and avenues of sewage disposal are elements that must be considered when determining the extent that public utilities are being provided to households versus private utilities. Water is provided to a household either through private wells on the homeowner's property or it is provided by the public water system. In Windsor Township, the public water provider is the Lansing Board of Water and Light.

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#### ■ Sewage Disposal ■

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Proper means of sewage disposal is essential in maintaining public health. Households in Windsor Charter Township and the Village of Dimondale use personal septic tanks or the public sewer. The public sewer is provided and maintained by the Dimondale/Windsor Waste Water Treatment Plant.

↻ **Table 5.1: Sewage Disposal for Windsor and Dimondale 2008** ↻

Disposal Method	Windsor	Dimondale
Public Sewer	306*	503*
Septic Tank	+/- 1,700	17

*\*Note: These numbers include both commercial and residential sewer connections as of 06.19.08.*



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## ■ Public Buildings and Cemeteries ■

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There are limited public buildings in Windsor Charter Township, most lying within the Village of Dimondale. The Emergency Services Department is located in Dimondale, on 300 W. Jefferson St. Also the Dorothy Hull Library is located in Dimondale at 405 W. Jefferson. The library is the home to 18,000 books and serves approximately 2,400 patrons from the Village and the Township.

The Village offices are located on Bridge Street within the center of the Dimondale business district. The building houses the administrative functions of the Village Manager, the Village Council Chambers and a municipal garage. The Wastewater and Public Works departments are located at the WWTP on Walnut Highway. The Township office, located at 405 W. Jefferson St on the east side of the Dorothy Hull Library, houses the day-to-day administrative activities of the Township Clerk and Treasurer. The Township Hall and Supervisor's office are located at 300 W. Jefferson St. in the Emergency Services facility.

There are several cemeteries within Windsor Charter Township and none existing in the Village of Dimondale. The largest cemetery, Dimondale Cemetery, is located on Canal in Windsor Township. The West Windsor Cemetery is located on Nixon Road and the Pray Cemetery on Vermontville Highway. The Skinner Cemetery is located on M-99 which is currently considered a closed cemetery by the Township, while the other three cemeteries currently have active burials.

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## ■ Police Services ■

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Windsor Charter Township and the Village of Dimondale are serviced by the Michigan State Police and the Eaton County Sheriff's Department, each servicing larger areas than just Windsor and Dimondale. In 2006, the Eaton County Sheriff's Department reported 2,030 incidents in Windsor Township and 237 incidents in Dimondale. The three most common incidents included *Accidents*, *Larceny*, and *Domestic Disputes*.



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## ■ Fire and Emergency Medical Services ■

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The Emergency Services Department at 300 W. Jefferson St. consists of a host of on-call fire fighters. Throughout the years, many improvements and changes have been made to the department. Currently there is one (1) full time Fire Chief and approximately 25 paid part time, on-call firefighters. In 2007, there were 161 calls to the Fire Department reporting fires.

The Fire Department also responds to emergency medical calls. Mutual aid is provided by adjacent jurisdictions. There are approximately 4 full time EMS responders employed at the Windsor Township fire department. In 2007, there were 1,091 calls requesting EMS service.

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## ■ Schools ■

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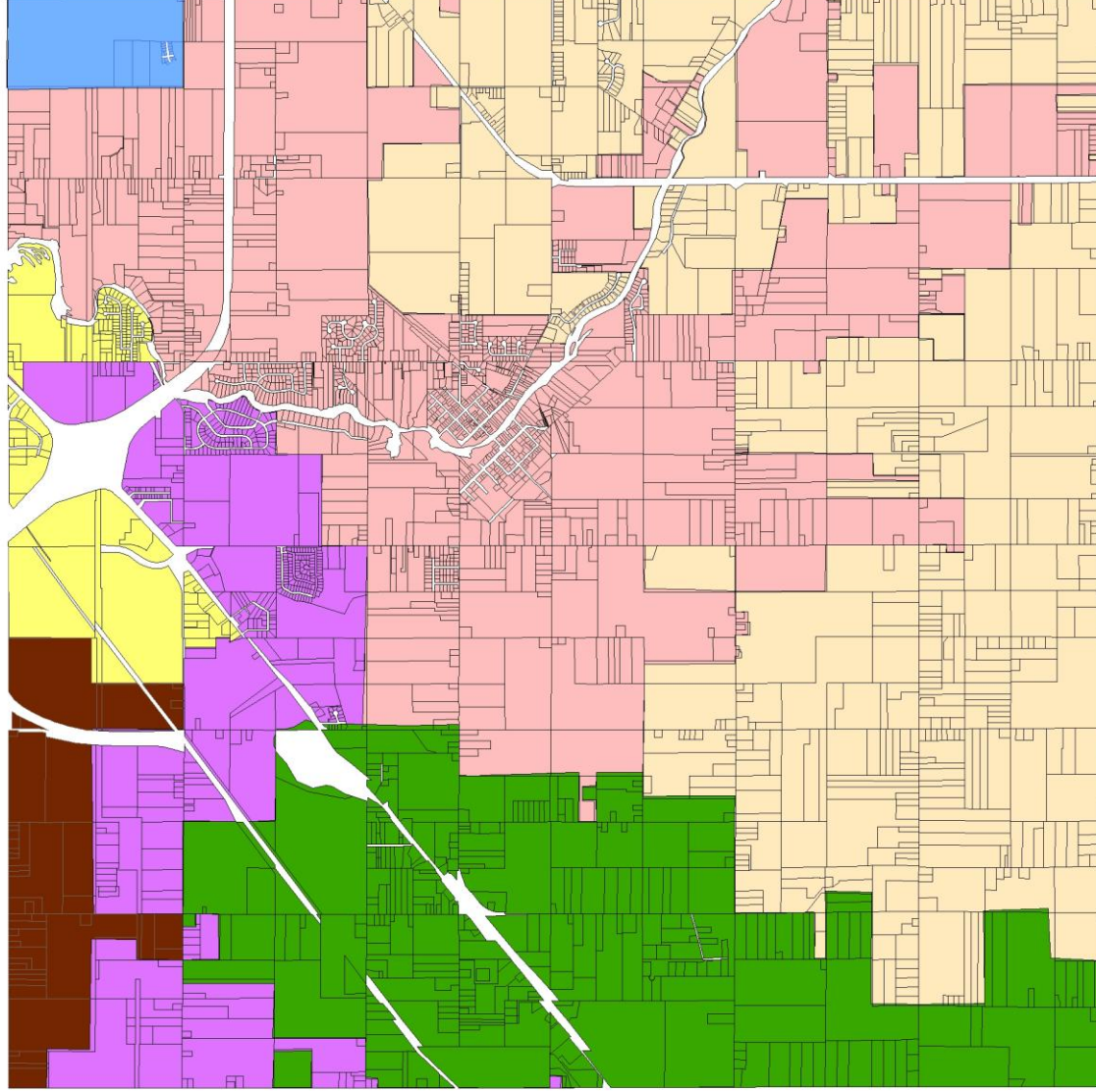
There are seven different school districts that serve the educational needs of Windsor Township residents. The Village of Dimondale is served by Holt Public Schools. The primary school district is Holt Schools which serves the largest geographical area in the Township. Other school districts include Eaton Rapids, Grand Ledge, Potterville, Charlotte, Lansing, and Waverly. The following map depicts school district boundaries.





# Windsor Township/Village of Dimondale School District Map

- Legend**
- Charlotte
  - Eaton Rapids
  - Grand Ledge
  - Holt
  - Lansing
  - Pottersville
  - Waverly





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## ■ Parks and Recreation ■

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Windsor Charter Township does not have any parks within its jurisdiction. Parks are important for community quality of living for residents. Dimondale has more extensive park land, most of which is located along the Grand River which runs through downtown. The Village of Dimondale adopted a new Parks and Recreation Master Plan in 2008. This Plan focuses on public access to the Grand River, low-impact recreational development of the island and adjacent river front, and activities that promote a sense of community. The following map depicts Dimondale's parks and community facilities.

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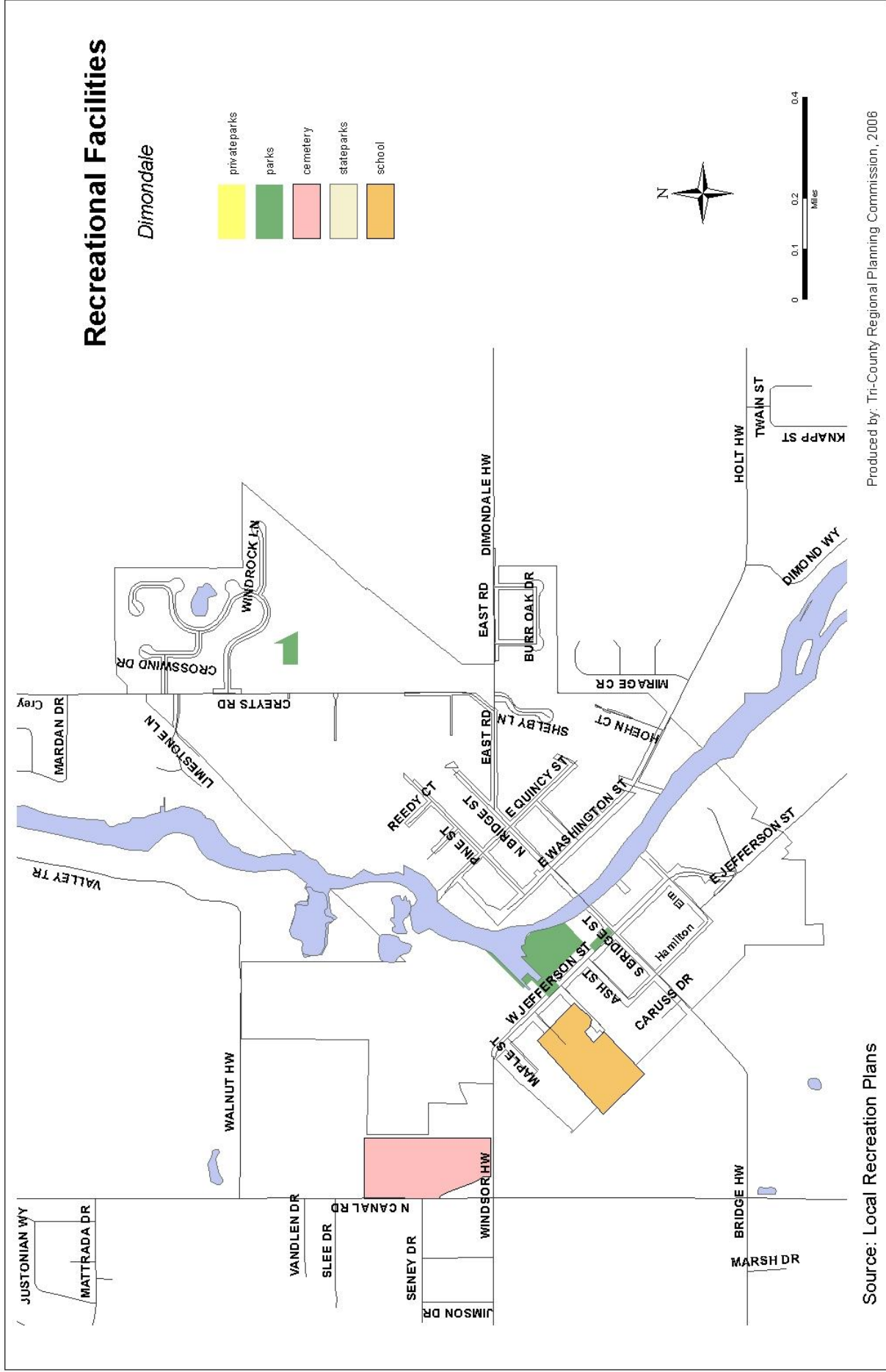
## ■ Religious Institutions ■

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Churches provide a great community asset to Windsor Charter Township as means of personal expression and community involvement. In 2007, there were 4 churches of various denominations in Windsor Charter Township and the Village of Dimondale. As a quasi-public organization, it is difficult to plan for churches, but their location in the Township is important. Wanting to keep all through traffic out of neighborhoods, it is essential for churches, as they are located now, to be on major or minor arterials only.









## ☀️Transportation Profile☀️

### Our Roads



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#### ■ Road System ■

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In Windsor Charter Township, there are four different types of roads. The Eaton County Road Commission classifies the roads as State, Primary, Local Paved, and Local Gravel. The differences between the four types are the jurisdictions responsible for the care and maintenance and the carrying capacity of each road. State Roads are operated and maintained by the Michigan Department of Transportation and are usually associated with highways. Windsor Township has I-96, I-69, N. Michigan Road, and Lansing Road that are classified as State Roads. There are approximately 15 miles of State Roads in Windsor Township.

Primary Roads are main roads that service multiple townships. They are operated by the Eaton County Road Commission. Holt, Vermontville, Bishop, Billwood, and Windsor Highways are all Primary Roads that carry traffic from multiple jurisdictions and usually are associated with higher traffic volumes. There are approximately 33 miles of Primary Roads within Windsor Charter Township.

Local Roads are roads that typically serve local residents and are maintained by the Eaton County Road Commission. Although Eaton County Road Commission performs the actual road maintenance and is responsible for funding, the Township can contribute funding to some projects. Windsor Township has a smaller amount of paved Local Roads than it does Gravel Local Roads, with 13.5 and 22 miles respectively.



The major traffic artery in Windsor Township is I-69 and I-96, providing quick access to and from the Township, and having two interchanges at Strobel Road and Lansing Road respectively. The majority of the present I-69 and I-96 traffic entering Windsor Township has no destination within it and passes through on its way to larger urban areas.

The Village owns and maintains its street system which consists of 2.65 miles of major streets and 3.75 miles of local streets. Major streets are those Village streets of the greatest importance to the municipality which also meet certain criteria established by the Michigan Department of Transportation. Federal funds are available for major streets and Dimondale plans major street improvements around the availability of these grants. Local streets provide access to and circulation within residential neighborhoods thereby channeling traffic onto the major streets.

In order to maintain a healthy infrastructure and plan for needed, regular improvements, the Village annually adopts a six-year Capital Improvement Plan. Dimondale receives gas tax revenue for major and local streets which supports routine operational costs but is insufficient for reconstruction or improvements. Work of this scope is significantly funded through property taxes and requires long range planning.

The planning process allows Dimondale to analyze available budgets and street conditions to generate cost effective repair strategies which include a mix of routine maintenance, capital preventative maintenance and structural improvements. In 2008, the Michigan Transportation Asset Management Council approved the Village's Transportation Asset Management Plan which uses the Pavement Surface Evaluation and Rating (PASER) System for measuring pavement condition.

The Village is committed to asset management and attempts to provide the "right mix of fixes at the right time" in order to prolong the life of Village streets and allocate resources most efficiently. It should be noted that current funding levels and the escalating cost of road work have forced the Village to pace capital improvements beyond desired time frames. Even so, given the level of investment and continued management practices, 75% of Village streets have a PASER rating of 7 or greater (on a scale of 1 to 10, with 10 assigned to new pavements).

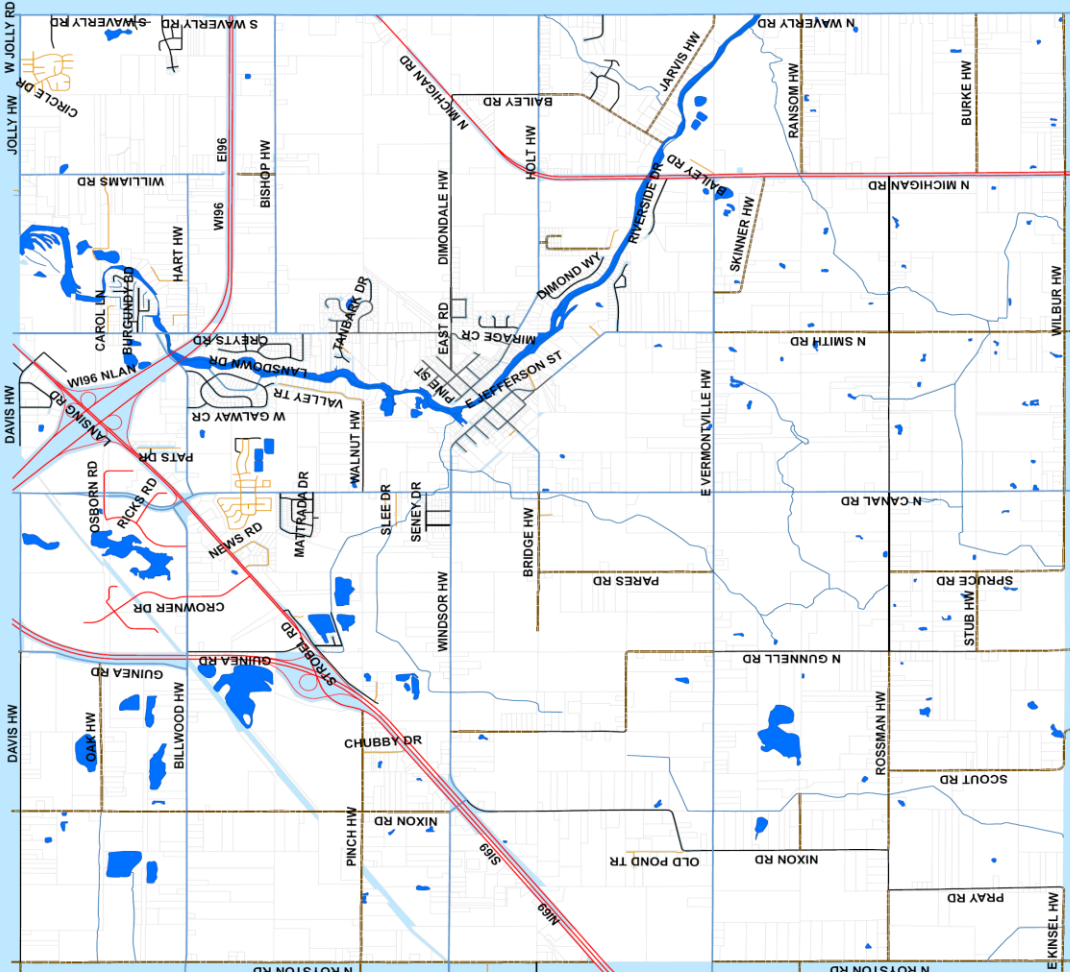


# Windsor Twp Roads 2007

- LOCAL PAVED
- PRIMARY PAVED
- PRIVATE
- STATE
- LOCAL GRAVEL



Created by Elizabeth Lundholm 2007



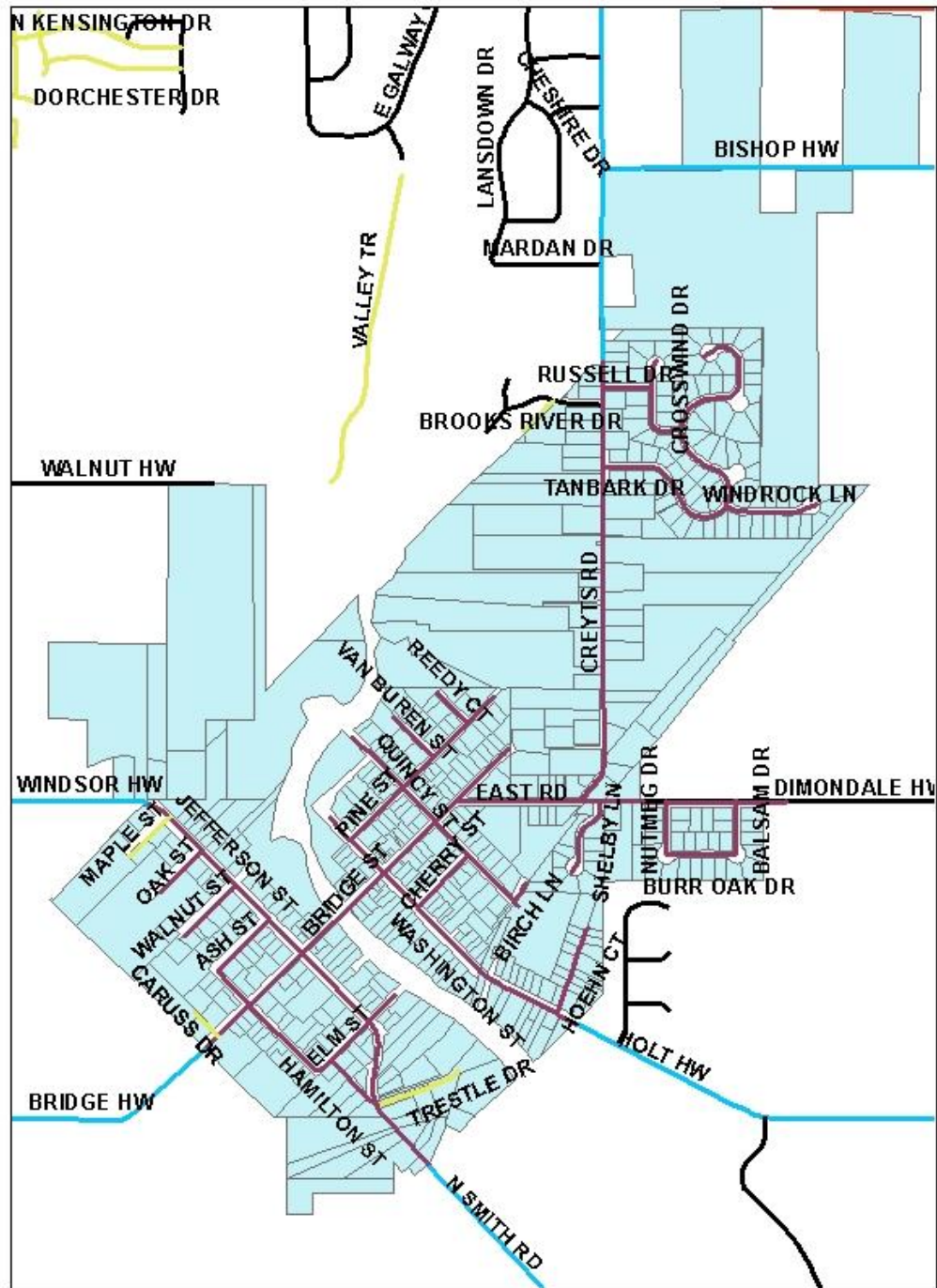


# Dimondale Roads 2008

## Legend

### Roads

- Village
- Local Paved
- Primary Paved
- Interstate
- Private





## SECTION V

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### WINDSOR CHARTER TOWNSHIP AND THE VILLAGE OF DIMONDALÉ COMPREHENSIVE PLAN: GOALS, POLICIES, AND OBJECTIVES

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This section contains a description of the Goals, Policies, and Objectives which are the framework for land use policy for Windsor Township and the Village of Dimondale. These goals, policies, and objectives are not only for growth and preservation within the Township and the Village, but establish an agenda for action for both communities regarding the implementation of a continuous land use planning program.

To assist in understanding the use of terms in this section, the following definitions are provided;

**GOAL** - An object or end that the community strives to attain.

**POLICY** - An official commitment by the governing body which outlines general statements about how a goal is to be achieved.

**OBJECTIVE** - A description of specific actions which are designed to implement the policy statements.

#### MISSION STATEMENT

To create an environmentally and fiscally responsible pattern of residential land use, with compatible non-residential land uses for Windsor Charter Township and the Village of Dimondale based on locally adopted Goals, Policies, and Objectives, and Smart Growth Principles which establish a framework for responsible land use decision making.

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### GOALS, POLICIES, AND OBJECTIVES

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The following section describes the Goals, Policies, and Objectives statements and establishes an action agenda for Windsor Charter Township and the Village of Dimondale which describes how the Future Land Use Categories will be implemented as well as other recommended studies and governmental actions.



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## **GOAL: TOWNSHIP/VILLAGE GROWTH AND DEVELOPMENT STRATEGY**

Windsor Charter Township and the Village of Dimondale will jointly plan for growth and development of future land use patterns by providing a primary focus on the quality of life for a wide range of future residential land use options in the community to include a Coordinated Growth Area, a secondary emphasis on future non-residential land use options which provide commercial services to the community and a final emphasis on future manufacturing related land use through the consistent application of land use policy and regulation, the planned provision of community services and facilities, and an emphasis on the protection of existing neighborhoods and preservation of the environment.

**Policy 1 - Coordinated Growth Area:** Windsor Township and the Village of Dimondale will establish a geographic area to be described as the Coordinated Growth Area which will recommend a mutually agreed upon, prioritized, mixed land use pattern for future development which concentrates growth adjacent to available and/or planned public utilities and services.

### **Objective**

The Future Land Use Map in the Comprehensive Development Plan will identify a specific mixed land use (residential, commercial, office, etc.) area for future growth which emphasizes “smart growth” principles, takes advantage of the village concept already established, and has available public utilities and services.

**Policy 2 - Review Land Use Regulations:** Coordinate and implement appropriate land use regulations (zoning ordinance, subdivision regulations, overlay zones, and watershed/wetland regulations) which support and enhance areas of future land use emphasis as described within the Comprehensive Development Plan.

### **Objective**

The Township and Village Planning Commissions will review land use regulations annually and recommend any appropriate amendments which support the recommendations of the Comprehensive Plan.

**Policy 3 - Capital Improvements Planning Process:** The Township Planning Commission, in conjunction with the Township Administration, shall establish a capital improvements planning process which shall outline a prioritized strategy for the provision of public facilities and infrastructure. The Village of Dimondale will continue the Capital Improvements Planning Process.



## **Objective**

Annually, the Township Planning Commission shall recommend a Capital Improvements Program to the Windsor Charter Township Board of Trustees which supports the recommendations of the Comprehensive Development Plan.

**Policy 4 - Adjacent Governmental Communication:** The Township and Village Planning Commissions shall communicate and coordinate with adjacent governmental jurisdictions on land use planning, economic development, environmental protection, and the provision of cost effective public services and facilities through the capital improvements planning process and other cooperative agreements.

## **Objective**

The Township and Village Planning Commissions will focus on coordination of land use planning issues with Delta Charter Township, Delhi Charter Township, the City of Lansing, and Eaton County.

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## **GOAL: RESIDENTIAL**

**To maintain and create a residential community within well planned, environmentally sensitive neighborhoods which are predominately rural and low density in character and emphasize the Village of Dimondale and adjacent areas as the focal point for residential development.**

**Policy 1 - Infrastructure Requirements:** Specifically recommend within the Comprehensive Development Plan a future land use pattern which emphasizes rural and low density housing types with appropriate infrastructure and services.

## **Objective**

As described in the Future Land Use Map of the Comprehensive Development Plan, identify specific geographic areas for rural, low, medium, and high density residential development.

## **Objective**

Support the geographic areas recommended for future low, medium, and high density residential development with a coordinated and prioritized level of infrastructure and public services through the capital improvements planning process.



**Policy 2 - Development Limitations:** Recognize the natural limitations of the environment and the limitations for residential development.

**Objective**

Review the Zoning Ordinance to clarify and/or upgrade requirements which have environmental impacts such as landscaping, drainage, soil suitability, wetlands, and various dimensional standards.

**Policy 3 - Manufactured Home Parks:** The Township will encourage and support where appropriate the continual upgrading of existing manufactured home parks.

**Objective**

Windsor Township will encourage diversity in housing types, but believes that it has met its obligation in providing space for new manufactured home parks based on the high percentage currently existing within the township. To verify this assumption, the Planning Commission will review the total number of manufactured home parks within the township versus the County and the Region.

**Policy 4 - Elderly Housing Options:** Recognize and support the efforts of the public and/or private sector to research, plan, and develop elderly and specialized housing opportunities within the Township and Village.

**Objective**

Coordinate with the private sector and state and federal government to research and implement opportunities for elderly residents and other types of specialized housing.

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**GOAL: ENVIRONMENT**

Recognize the unique environmental characteristics of Windsor Charter Township and the Village of Dimondale by striving to preserve and enhance environmentally sensitive natural resources from the impacts of development by establishing the necessary policy, administrative, and regulatory framework.

**Policy 1 - Locate Environmentally Sensitive Areas:** Utilize the Michigan natural Features Inventory to help identify the location and characteristics of environmentally sensitive areas within Windsor Township and the Village of Dimondale in a continuing effort to have an up-to-date information base on this critical issue.



### **Objective**

Identify within the Comprehensive Development Plan those environmentally sensitive areas and reasonably include their protection and preservation in the future land use pattern of the Township and the Village.

### **Objective**

Research and mapping of such sensitive areas as wetlands, floodplains, groundwater recharge areas, watersheds, wildlife habitat, prime farmlands, Public Act 307 sites, and other unique natural features to utilize in the development review process.

**Policy 2 - Watershed and Groundwater Protection:** Actively participate in regional watershed and groundwater protection organizations which are researching the characteristics and proposing preservation techniques for this critical natural resource.

### **Objective**

Review examples of wellhead protection ordinances to determine what portion, if any, should be incorporated into Windsor Township and Village Ordinances.

**Policy 3 - Review Development Regulation Guidelines:** Research and identify environmentally responsive regulatory and non-regulatory measures directed at minimizing the impact of development.

### **Objective**

Review of specific ordinances such as Zoning Ordinance, Subdivision Regulations, Building Codes, and other measures which directly impact the development review process.



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## **GOAL: TRANSPORTATION**

The Windsor Charter Township and Village of Dimondale vehicular and pedestrian transportation system shall provide for the safe, efficient, economical movement of people and goods, minimize vehicular and pedestrian conflicts with surrounding land uses, and contribute to the quality of life for all residents.

**Policy 1 - Transportation Improvements:** Encourage and plan for sufficient transportation infrastructure which includes mass transportation to meet the demands for growth and not approve development which is not adequately served by public roads/streets and pedestrian systems or other forms of transportation.

### **Objective**

Coordinate with the Eaton County Road Commission and the regional transportation planning process to assure a reasonable amount of federal and state funds flow back to Windsor Charter Township and the Village of Dimondale to maintain and enhance the transportation system.

### **Objective**

Utilize the site plan review process to assure maximum compliance with all local, county, state, and federal transportation access requirements.

### **Objective**

Establish traffic access management standards through the Eaton County Road Commission, the State of Michigan Department of Transportation, and the Windsor Township and the Village of Dimondale Zoning Ordinances to improve traffic access, safety, and movement.

**Policy 2- Non-Motorized Transportation Plan:** Development of a pedestrian/sidewalk plan for existing and developing areas of the Township and Village.

### **Objective**

The Township and Village shall research the legal, financial, and engineering opportunities for developing a phased pedestrian/sidewalk/bicycle program for existing neighborhoods and planned future neighborhoods. This phased pedestrian/sidewalk/bicycle program shall emphasize physical connection within neighborhoods, between neighborhoods, and between adjacent governmental jurisdictions.



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## **GOAL: COMMERCIAL DEVELOPMENT**

The Comprehensive Development Plan shall establish three focal points of commercial development within Windsor Charter Township with appropriate access to existing and/or planned public utility and transportation systems. Those three focal points are established in the objective statements below.

### **Objective**

The Future Land Use Map shall establish the boundaries and recommended future land use patterns for the Coordinated Growth Area and the Township and the Village shall initiate a process whereby adequate public utilities/services, jurisdictional administration/review, tax sharing, and other coordinated activities are identified.

### **Objective**

The Future Land Use Map for the Village of Dimondale shall identify the boundaries for the commercial and town center non-residential land use pattern.

### **Objective**

The Future Land Use Map for the Township shall identify the boundaries for the Lansing Road Corridor/I-69 Interchange area as a third focal point for commercial development.

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## **GOAL: INDUSTRIAL DEVELOPMENT**

Windsor Township shall establish the two focal points for manufacturing/industrial/warehousing development as described in the objective statements below.

### **Objective**

The Future Land Use Map shall establish the boundaries for the primary manufacturing/industrial/warehousing land use pattern as that area directly south of the General Motors assembly complex.

### **Objective**

The Future Land Use Map shall establish the boundaries for the secondary manufacturing/industrial/warehousing land use pattern, as that area along Lansing Road and currently zoned for industrial use.



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## **GOAL: COMMUNITY FACILITIES AND SERVICES**

To provide adequate Township and Village facilities and services in appropriate locations to the existing residents of the community and to reasonably accommodate anticipated growth.

**Policy 1-** Capital Improvements Program: Develop a capital improvements planning and budgeting process to provide a comprehensive and fiscally responsible approach to planning and funding major Township projects to include the Coordinated Growth Area.

### **Objective**

The Planning Commission will work with the Township Board in preparing a five-year Capital Improvements Plan with a one-year priority funding element.

**Policy 2-** Coordinated Growth Area (CGA): The Township and Village shall coordinate a joint planning strategy to implement the proposed future land use pattern and infrastructure system for the CGA.

**Policy 3-** Recreation: The Village shall propose an update of the previously adopted recommendations of the Five Year Parks and Recreation Plan as the recreation strategy for the Comprehensive Development Plan and coordinate adoption of a Township Recreation Plan that supports the Village's Recreation Plan.

**Policy 4-** Township/Village Land and Buildings: Establish a long range strategy for the acquisition, disposition, and improvements to Township and Village property and structures.

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## Goals, Policies and Objectives Matrix

<b>Twp/Village Growth and Development Strategies</b> <b>Goal: Plan for future land use changes with a focus on a Coordinated Growth Area, non-residential land use, and manufacturing land use.</b>				
<b>Policies</b>	<b>Objectives</b>	<b>Responsibility of:</b>	<b>Timeline</b>	<b>Notes</b>
Establish a Coordinated Growth Area that is mutually agreed upon by Twp and Village.	Identify a specific mixed land use that establishes Smart Growth principles and provides public utilities and services.	Twp and Village Planning Commission, Twp and Village Board, Twp and Village Professional Staff.	Adopt Comp. Plan in 2009.	
Establish Capital Improvements Plan prioritizing provision of public facilities and infrastructure.	Annual recommendation of Capital Improvement Plan supporting Comprehensive Plan.	Twp and Village Planning Commission, Twp and Village Board, Twp and Village Professional Staff.	Initiate Activity in 2011.	
Coordinate on land use planning and regulations to enhance Areas of Future Land Use Emphasis.	Jointly review land use regulations annually and recommend appropriate amendments.	Twp and Village Planning Commission, Twp and Village Professional Staff.	Annual Activity.	
Develop and continue adjacent government communication on issues of land use, economic development, environmental protection, and public services.	Coordination with Delta Charter Township, Delhi Charter Township, the City of Lansing, and Eaton County governments.	Twp and Village Planning Commission, Delta Twp, Delhi Twp, City of Lansing, and Eaton County governments.	Annual Activity.	



## Residential Development

**Goal:** Maintain well planned, environmentally sensitive neighborhoods that are low density in character and emphasize the Village of Dimondale and adjacent areas as the focal point for residential development.

Policies	Objectives	Responsibility of:	Timeline	Notes
Recommend a future land use pattern that emphasizes rural and low density housing with appropriate infrastructure.	Identify areas for rural, low, medium, and high density residential development.	Twp and Village Planning Commission, Twp and Village Board, Twp and Village Professional Staff.	Contained in 2009 Comprehensive Plan.	
Note Policy Above	Support areas of future residential development with a prioritized infrastructure base through the capital improvements planning (CIP) process.	Twp and Village Planning Commission, Twp and Village Board, Twp and Village Professional Staff.	CIP planning process to be initiated in 2011.	
Recognize natural limitations of the environment to provide residential development.	Review and upgrade Zoning Ordinance to clarify requirements which have environmental impacts, including landscaping, drainage, wetlands and dimensional standards.	Twp and Village Planning Commission, Twp and Village Professional Staff, Environmental consultants.	Annual Activity. Ordinance Review in 2010.	
Support efforts to develop elderly housing residential options.	Coordinate with private sector to develop sound opportunities for elderly housing.	Twp and Village Planning Commission and Professional Staff.	Initiate Activity in 2010.	



## Environment

**Goal: Recognize unique characteristics of Windsor Township and the Village of Dimondale by striving to preserve sensitive natural resources by establishing the necessary policy framework.**

Policies	Objectives	Responsibility of:	Timeline	Notes
Identify environmentally sensitive areas in the Township and Village.	Utilize the Michigan Natural Features Inventory to identify sensitive areas and include preservation in the future land use pattern	Twp Planning Commission, Twp and Village Professional Staff, and environmental consultant.	2010-2011	
Note Policy Above	Research and map wetlands, floodplain, recharge areas, PA 307 sites, etc.	Twp Planning Commission, Village, and Environmental Consultant.	2010-2011	
Participate in regional watershed and groundwater protection organizations as well as wellhead protections.	Continue participation in the Greater Lansing Regional Committee for Storm Water Management and the Groundwater Management Board through Tri-County Regional Planning Agency (TCRPA).	Twp and Village Planning Commission, TCRPA.	Annual Activity	
Research of regulatory and non-regulatory measures to minimize impact of development.	Review specific ordinances that directly impact development review process. (Zoning, Subdivision, Building)	Planning Commission, Building Dept., Professional Staff, Twp and Village, and the Greater Lansing Regional Committee for Stormwater Management as a function of the TCRPC.	Annual Activity	



## Transportation

**Goal: Provide safe and efficient vehicular and pedestrian transportation systems and minimize conflicts with surrounding land uses.**

Policies	Objectives	Responsibility of:	Timeline	Notes
Plan for sufficient transportation infrastructure and not approve development which is not serviced by adequate public roads and pedestrian systems.	Coordinate with Eaton County Road Commission and regional transportation agency to ensure proper transportation funding.	Twp and Village Professional Staff, Eaton County Road Commission.	Annual Activity.	
Note Policy Above	Utilize site plan review process to assure requirements to transportation regulations.	Township and Village Planning Commission.	Annual Activity.	
Note Policy Above	Establish traffic access management standards through various agencies.	Township and Village Planning Commission, Eaton County Road Commission, Michigan Department of Transportation.	2013	
Develop a pedestrian/ sidewalk plan for existing and developing areas in the township.	Research components for existing and future neighborhoods that emphasize pedestrian connections between them.	Township and Village Planning Commission, Professional Staff and Tri-County Regional Planning Commission.	2013	



<b>Commercial Development</b>				
<b>Goal: Establish three focal points for commercial development within the Township with appropriate access and utility service.</b>				
<b>Policies</b>	<b>Objectives</b>	<b>Responsibility of:</b>	<b>Timeline</b>	<b>Notes</b>
Note Above Goal	Establish the boundaries of a Coordinated Growth Area and initiate the planning process.	Twp and Village Planning Commission, Twp and Village Professional Staff,	Included in the Future Land Use Map. Adopt in 2009.	
Note Above Goal	Establish a Future Land Use Map for the Village of Dimondale that identifies boundaries for the commercial land use.	Village Planning Commission	Included in the Future Land Use Map. Adopt in 2009.	
Note Above Goal	Identify the Lansing Road Corridor/I69 Interchange as a township commercial focal point.	Twp Planning Commission and Professional Staff.	Included in the Future Land Use Map. Adopt in 2009.	
<b>Industrial Development</b>				
<b>Goal: Establish two focal points in Windsor Township for manufacturing, industrial, and warehousing development.</b>				
Note Above Goal	Establish the area directly south of the General Motors complex as manufacturing and industrial.	Twp Planning Commission and Professional Staff.	Included in the Future Land Use Map. Adopt in 2009.	
Note Above Goal	Establish secondary industrial and manufacturing area as that along Lansing road zoned for industrial use.	Twp Planning Commission and Professional Staff.	Included in the Future Land Use Map. Adopt in 2009.	



Community Facilities and Services				
Goal: Provide adequate facilities for current and future residents.				
Policies	Objectives	Responsibility of:	Timeline	Notes
Develop a Capital Improvements Program for Windsor Township.	Create a five year Capital Improvements Plan with a one-year priority funding element.	Twp Planning Commission and Professional Staff.	2011	
Recognize the Coordinated Growth Area which requires provision of water and sewer to specific areas of Township.	Describe and establish the utility service boundary and its relationship to the existing and recommended land use pattern.	Twp and Village Planning Commission and Professional Staff.	2012	
Initiate a more comprehensive recreation service to the Township and Village residents.	Update the Five Year Parks and Recreation Plan and coordinate recreation strategies with the Village.	Twp and Village Planning Commission and Professional Staff.	2009	
Establish a long range plan for acquisition and improvements for Township/Village property.		Twp and Village Planning Commission and Professional Staff.	2011	



## SECTION VI

### FUTURE LAND USE PATTERNS OF WINDSOR CHARTER TOWNSHIP AND THE VILLAGE OF DIMONDALE

The following definitions describe generalized categories of land use which are recommended to describe future land use patterns on the Future Land Use Map of the Comprehensive Development Plan.

#### Rural Residential Land Use Character

The least intensive development trend with primary emphasis on agricultural production, open space preservation, large parcel single family detached residential development, very low density cluster single family residential development, individual or community utility systems, agricultural use accommodation, and the accommodation of compatible land uses through the utilization of special use permits (agricultural production, specialized rural oriented low intensive commercial services, home occupations, etc.).

#### Open Space/Natural Resource Land Use Character

The identification of existing environmentally sensitive geographic areas (watersheds, wetlands, and other unique environmental features,) either publicly or privately owned, which provide significant open space and natural resources to the community.

#### Residential Land Use Character

Low, moderate, and high density residential development typically found in individual parcel, platted, planned unit/cluster developments, site condominium developments, or other creative residential options, with a variety of housing structural types, centralized public or private utility systems, planned open space and/or environmental conservation measures, connected by a coordinated pedestrian pathway system, and accessible to a public street system capable of appropriate ingress and egress, and served by community recreational services.

#### Additional Future Land Use Map Delineations:

*Low Density: Residential development at a maximum of approximately 1.5 units per acre and implemented by the R-1A Zoning District.*



*Medium Density: Residential development at an approximate range of 3 to 4 dwelling units per acre and implemented by the R-1B, R-1C, and R-1D Zoning Districts.*

*High Density: Residential development at an approximate range of 5 to 10 dwelling units per acre and implemented by the R-1M Zoning District.*

*Manufactured Home Parks: Recognition of Existing Manufactured Home Park locations.*

### **Community Commercial Land Use Character**

Office/research/development land uses, commercial retail/wholesale services land uses which serve the community as well as the region and accommodate more intensely developed nonresidential land uses through the special use permit process (retail, light industrial, warehousing, research, and service oriented businesses).

#### Additional Future Land Use Map Delineations:

*Community Mixed Use: Non-residential land uses which serve the community and the region, based on a unified site plan and implemented by the B-4 Zoning District.*

*Community Commercial: Non-residential uses as implemented by the B-1 and B-Z Zoning District.*

*Neighborhood Mixed Use: Medium to high density residential development with a variety of housing types, office and commercial uses which serve the immediate neighborhood and based on a unified site plan for all land uses as implemented by the B-3 Zoning District.*

### **Manufacturing/Industrial/Warehousing Land Use Character**

The location of existing and future manufacturing/Industrial/warehousing areas which serve the community as well as the region and provide sustainable job opportunities. Unique nonresidential land uses may be regulated by the special land use process.

### **Village of Dimondale Future Land Use Recommendations**

That centrally located geographic area which represents the focal point of the community and includes such land uses as the Township governmental center, Village governmental center, community education center, the traditional village center, and the central location of office, commercial development and higher density housing.



Additional Future Land Use Map Delineations:

*Single Family Residential Development*

*Multiple Family Residential Development*

*Commercial Development*

*Town Center*

*Public*

*Park/Green Space*



FUTURE LAND USE MAP: The following maps describe the regional and community detail for the future land use patterns as recommended in this document.

**Map 1: Regional Growth: Choices for Our Future (Tri-County Regional Planning Commission).**

**Map 2: Township and Village: Future Land Use Map.**

**Map 3: Village of Dimondale: Future Land Use Map.**

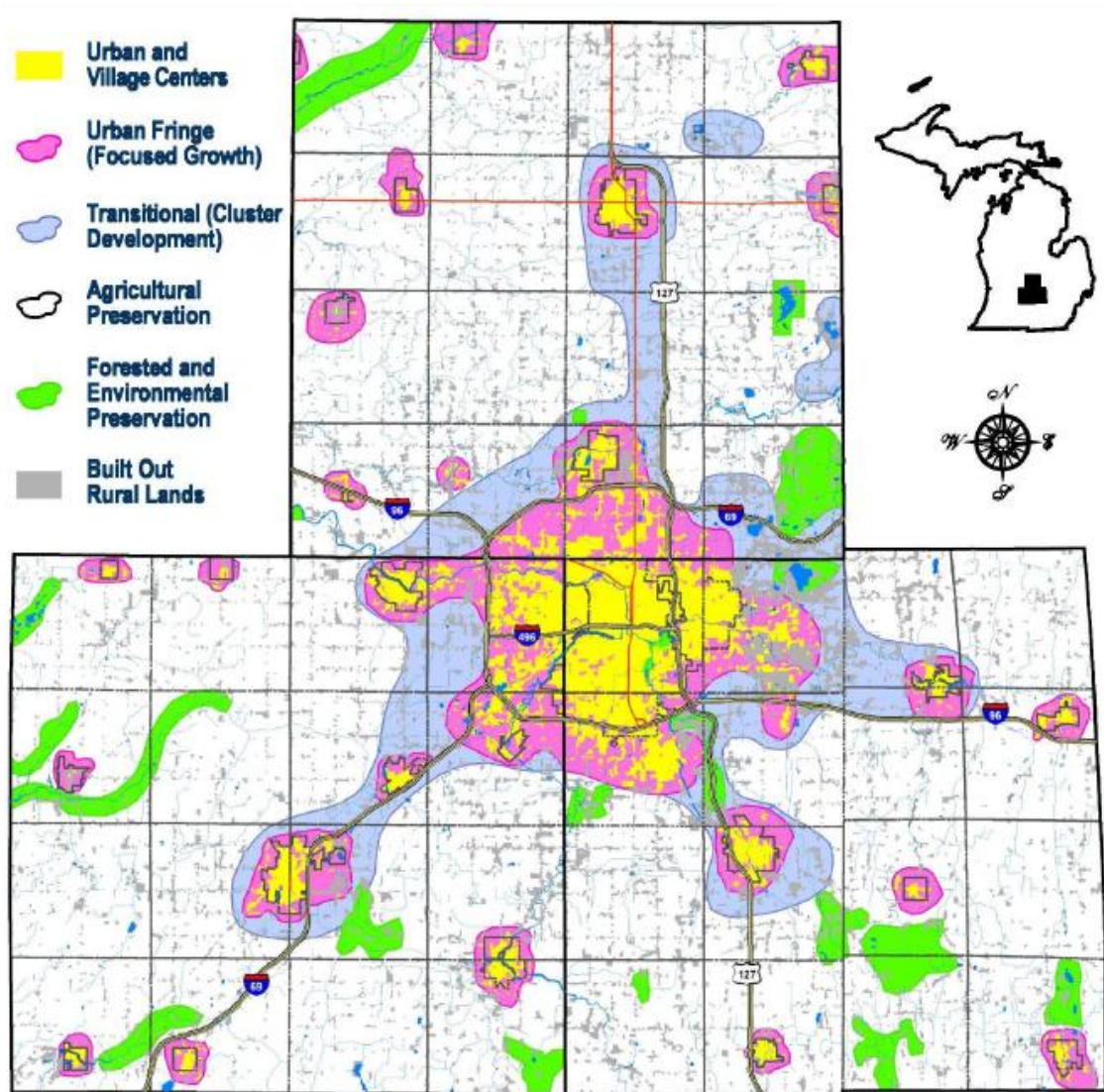
**Map 4: Windsor/Dimondale Existing Sewer Districts.**

**Map 5: Township and Village Coordinated Growth Area Map.**



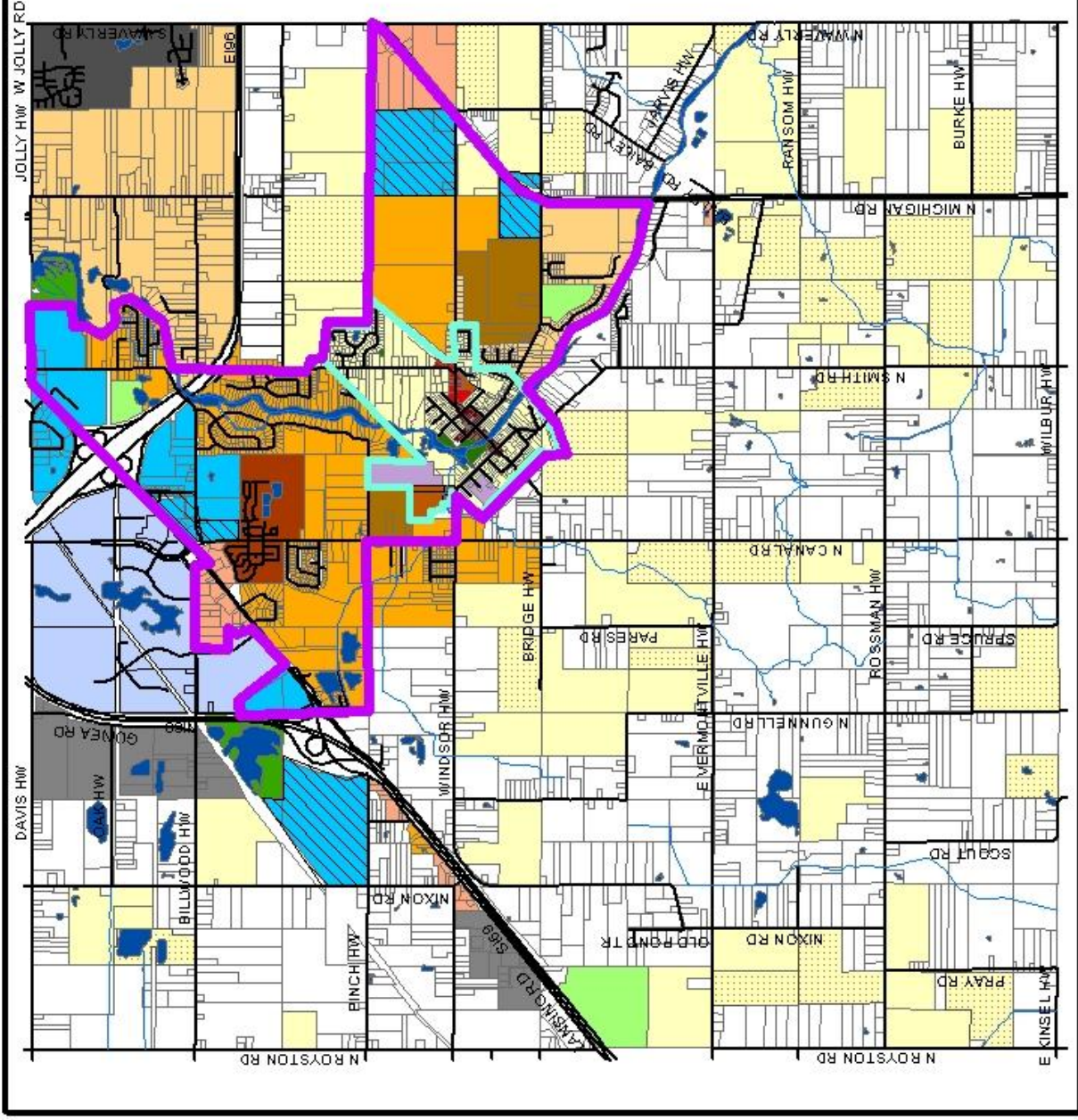
# Regional Growth: Choices for Our Future

Tri-County Regional Planning Commission





# Village of Dimondale Windsor Charter Township Future Land Use Map



## Windsor Charter Township

- Coordinated Growth Area
- Agriculture
- Agriculture Residence
- City of Lansing
- Community Commercial
- Community Facility
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Manufactured Home Park
- Manufacturing/Industrial
- Neighborhood Mixed Use
- Government
- Open Space
- Rural Residential
- Community Mixed Use

## The Village of Dimondale

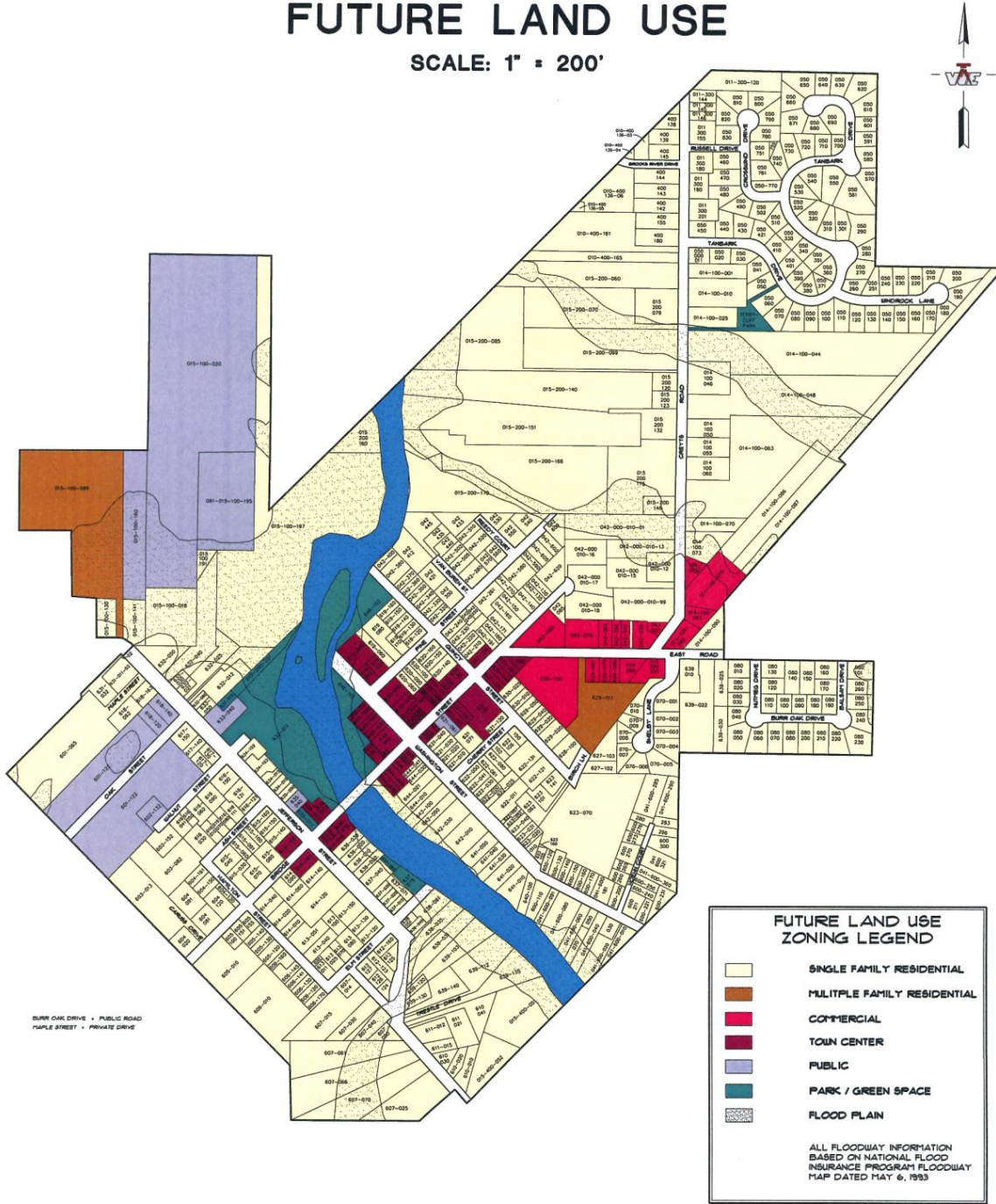
- The Village of Dimondale
- Single Family Residential
- Multi-Family Residential
- Commercial
- Town Center
- Public
- Park / Green Space



# VILLAGE OF DIMONDALE

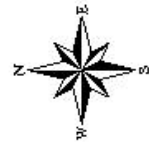
## FUTURE LAND USE

SCALE: 1" = 200'



WOLVERINE  
ENGINEERS AND SURVEYORS, INC.  
313 NORTH STREET  
MADISON, WISCONSIN 53703  
August 25, 2008

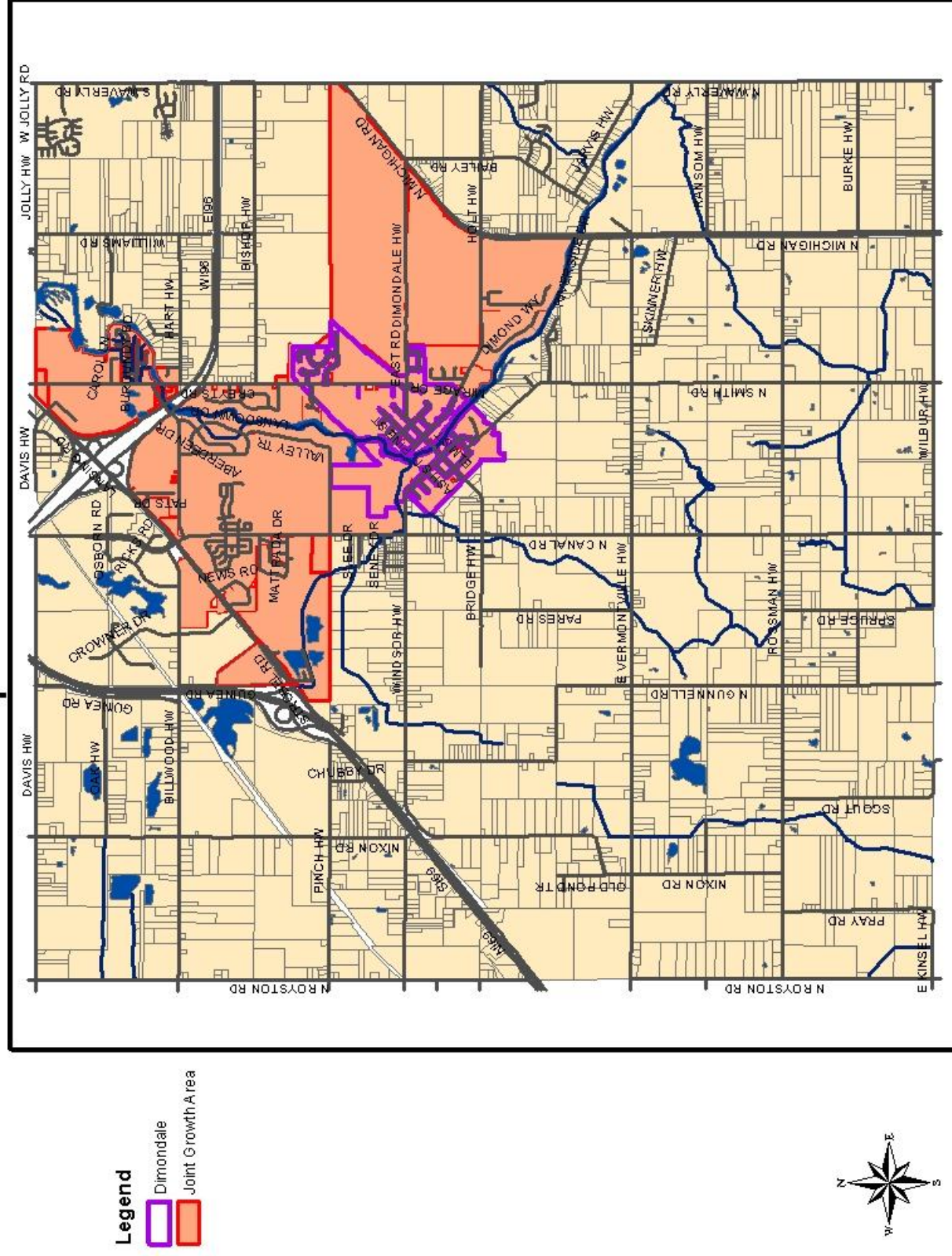


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# Windsor-Dimondale Proposed Coordinated Growth Area





## SECTION VII

### IMPLEMENTATION TOOLS OF THE COMPREHENSIVE PLAN

The Comprehensive Plan is a statement, illustrated by graphics, of goal and policy objectives concerning the future physical development of the community. Positive actions are required on the part of both public and private interests, acting in concert, to ensure the Plan's proposals are realized. Private actions include investments in homes, stores, factories, farms, and the care of these investments. Public actions include investments of time, energy, and funds to adopt the Comprehensive Plan and its "Tools" to implement same. Following is a brief explanation of the three major tools utilized to implement the Comprehensive Development Plan.

#### Zoning Ordinance

The Zoning Ordinance is the major tool available to local government to implement the land use element of a comprehensive plan.

The Township and Village's Comprehensive Development Plan indicates areas for each of the following land use emphasis: agricultural and open space, rural residential and mixed land use development. Each emphasis is located on the future land use map and anticipates different densities. The Comprehensive Plan provides very general land allocations, and on the Zoning Map these general areas are translated into precise land use boundaries through the application of specific land use decisions. The purpose of zoning is to regulate the use of land and buildings to protect areas of uniform development from the adverse effects of disruptive land uses which would tend to lower economic value, efficient operation, and the physical and social amenities of the surrounding properties. A disruptive land use can be residential, commercial, industrial, or rural.

The Zoning Ordinance should be thought of as being part of the Comprehensive Plan. Obviously, however, they are distinct legal entities with separate functions. Also, the Comprehensive Plan and Zoning Ordinance are related due to the very essence of what each accomplishes.

- 1) The Comprehensive Plan sets the framework within which the Zoning Ordinance operates, according to the laws of the State of Michigan, and
- 2) The Zoning Ordinance is one of the tools which enables the Comprehensive Plan to be implemented.



The zoning of a specific property may or may not reflect the existing use. The Plan should act as a guide to the actions of the Planning Commissions and the Township Board and Village Council in reviewing and acting on zoning applications and amendments. The elements of the Comprehensive Plan will be thrown out of balance if the Plan and Zoning Ordinance are not carefully coordinated. The Land Use Plan of the Comprehensive Plan is comprehensive in a way no zoning map can be in that the Land Use Plan relates and coordinates the elements of Township and Village development, permitting a well-planned community.

The Zoning Ordinance is adopted by the Township Board of Trustees and the Village Council on the recommendation of the Planning Commissions, while the Comprehensive Plan is adopted only by the Planning Commissions and endorsed by the Board of Trustees and Village Council. Although not required by law, this endorsement of the Plan by the elected officials ensures that there is general agreement on the planning and development policies of the Township and Village.

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#### Subdivision Regulations and Land Division Ordinance

A second tool used to effectuate the Comprehensive Plan is the Subdivision Control Ordinance (SCO). This regulatory device sets minimum standards for the division of land into parcels for residential properties and other uses. The SCO is designed to insure that the economic value of sites is not impaired because of unwise land subdivision design (lots, streets, and open space) and to prevent construction of substandard streets and utilities which the community will be required to maintain later at taxpayer's expense. Well planned subdivisions don't just happen. The provision of adequate lot sizes, street widths, utilities, and usable dwelling lots, will increase the value of the entire subdivision over the years, allowing for greater economic benefits for the owners and lower maintenance costs for the community. The character of an area is set for many years to come by the initial design of streets and lots and will be a measure of quality, or its opposite, for a subdivision.

Zoning works in conjunction with the SCO to set minimum lot sizes and setbacks. Also, zoning protects subdivisions from harmful land use encroachments adjacent to and within the subdivision which would lessen its desirability as a place to live.

Additionally, the Land Division Ordinance establishes the procedure and maximum number of divisions into which a non-platted parcel may be divided and recorded for ownership and ultimately developed in conjunction with the requirements of the Zoning Ordinance.



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## Capital Improvement Program

Public improvements are investments made by the community in facilities which will benefit the community. Public capital improvements include schools, libraries, park and recreation areas, fire and police stations, Township and Village offices, storm sewers and the road system. As such, the Capital Improvements Program (CIP) is an essential part of the Comprehensive Plan. It is the purpose of the Comprehensive Plan to provide the basis within which the CIP can be properly executed. The CIP:

1. enables the proper relationship and coordination between one capital improvement and the others;
2. measures the necessity of one versus another; and
3. determines the Village's, Township's or County's financial capability in any given year to afford these capital improvements.

The CIP establishes a short range priority schedule of needed public improvements in accordance with budgetary capabilities. This tool should be very exhaustive in scope by assessing future needs and programming public improvements. In projecting the needs of the Township and the Village within a CIP, it is necessary to consider the budgetary limitations. The CIP should be planned realistically within budgetary restraints.

The compilation of a Capital Improvements Program is, according to State law, a joint responsibility between the Planning Commission and the elected officials. Specific budgetary actions may become the responsibility of the Township and the Village and should be itemized within the CIP document.

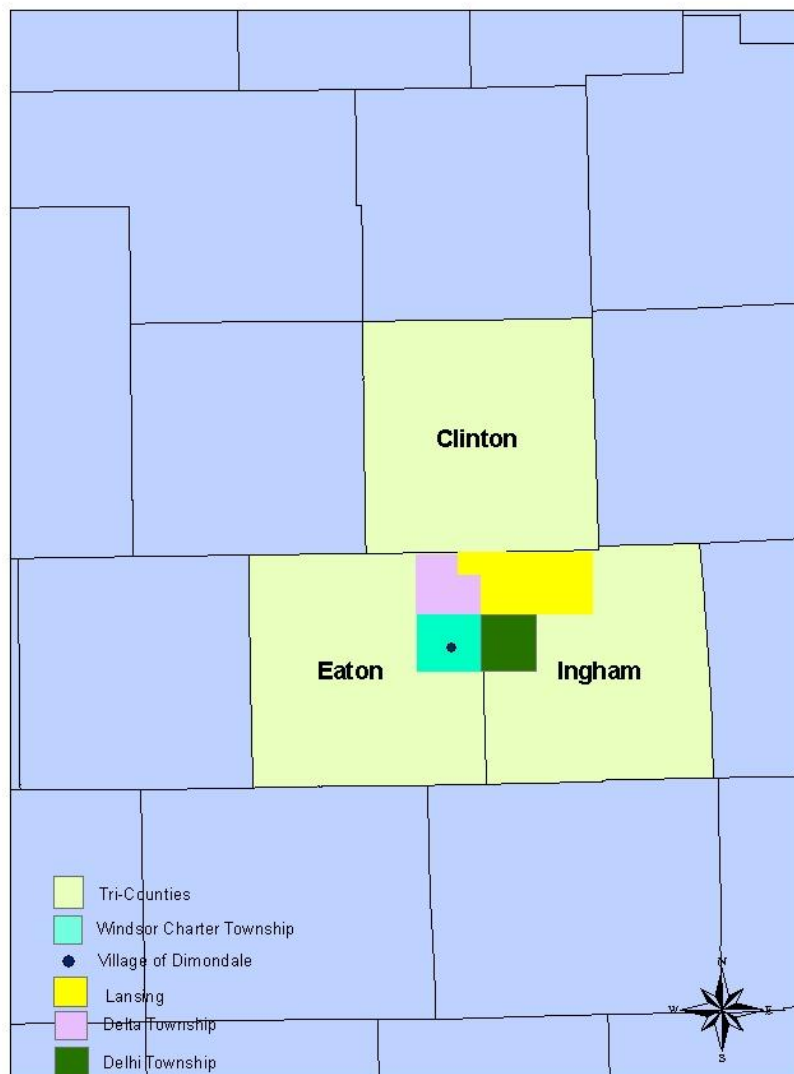
The CIP is actually a short-range program which is utilized to effectuate the Comprehensive Plan in increments of five or six years. It indicates improvements which will be required and establishes priorities for the most desirable economical sequence to fulfill the Comprehensive Plan objectives which is the CIP's whole purpose. But, unlike the zoning ordinance and subdivision control ordinance, which are reviewed and updated every five years, the CIP is reviewed and updated every year and projected again for the next five or six year period.



## Appendices

Included in the Appendices for further reference are the following documents:

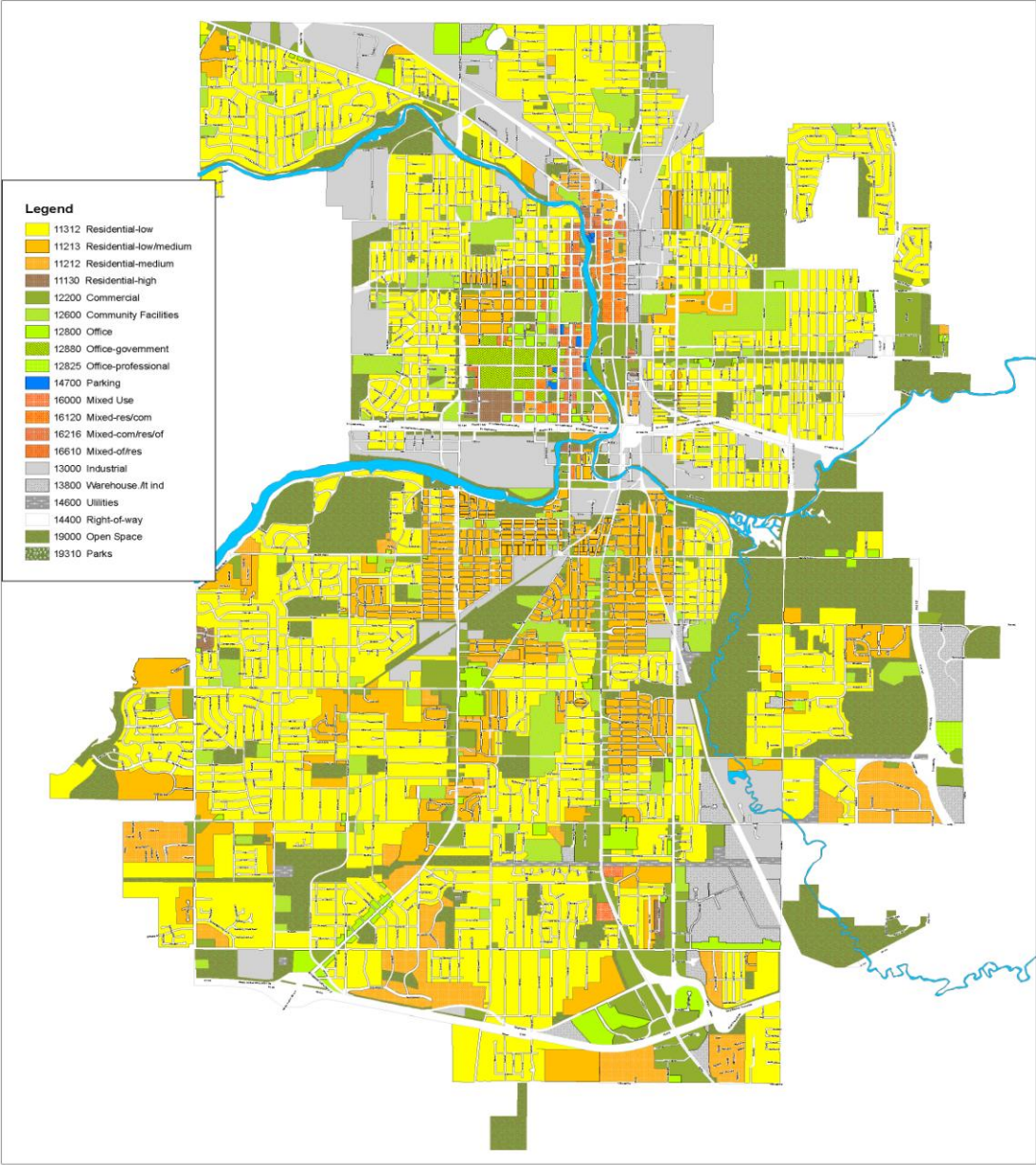
- 1.) Windsor and Dimondale Location Map
- 2.) City of Lansing Future Land Use Map.
- 3.) Delta Charter Township Future Land Use Map.
- 4.) Eaton County Future Land Use Map.





City of Lansing Future Land Use Map

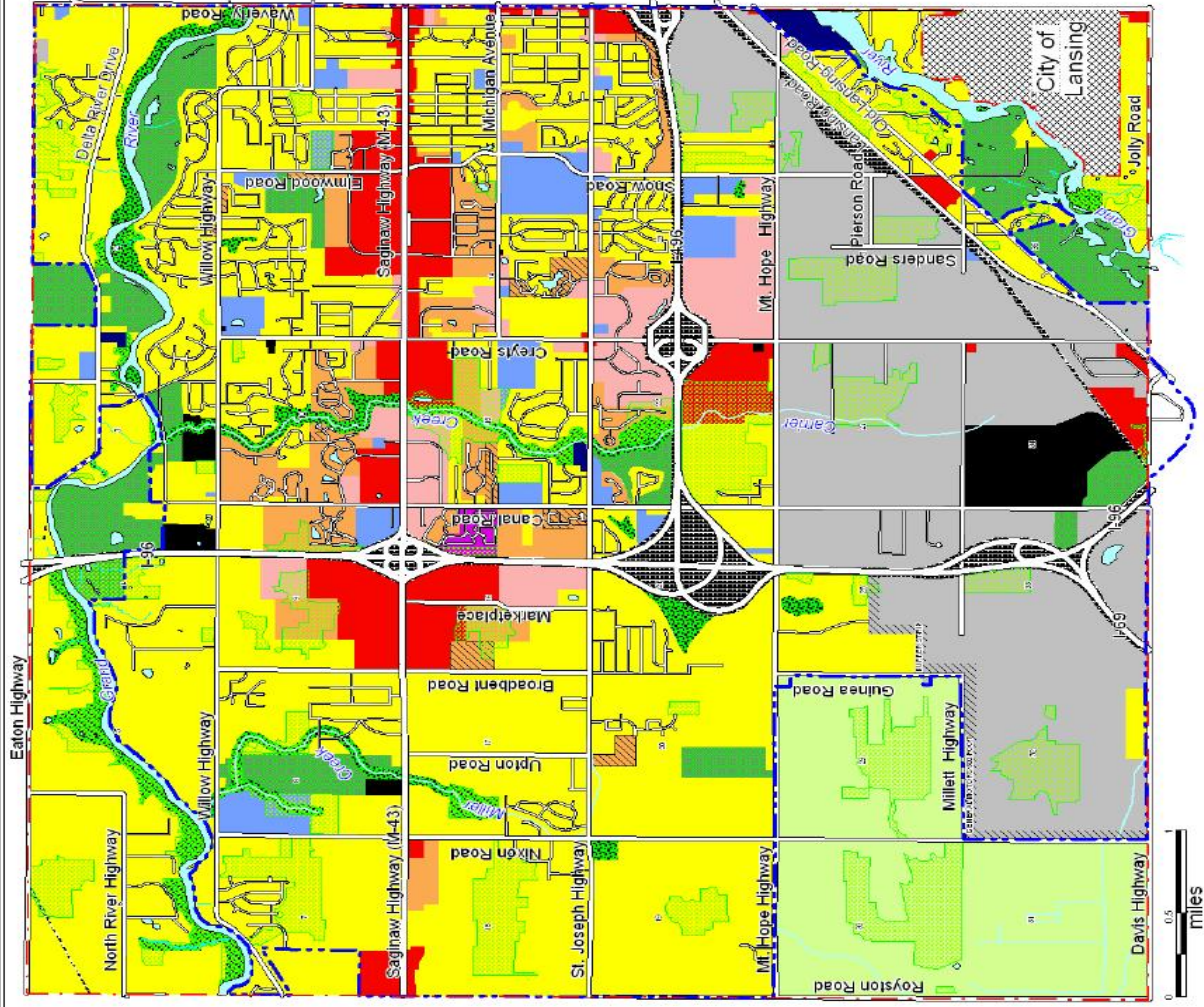
Future Land Use



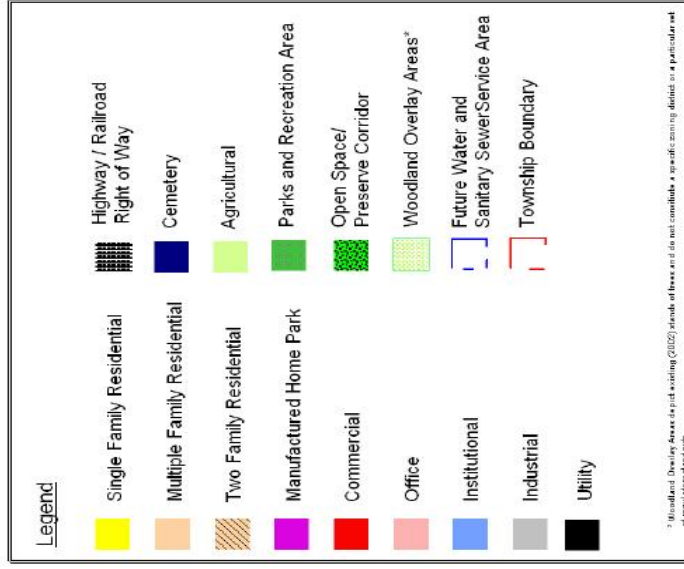
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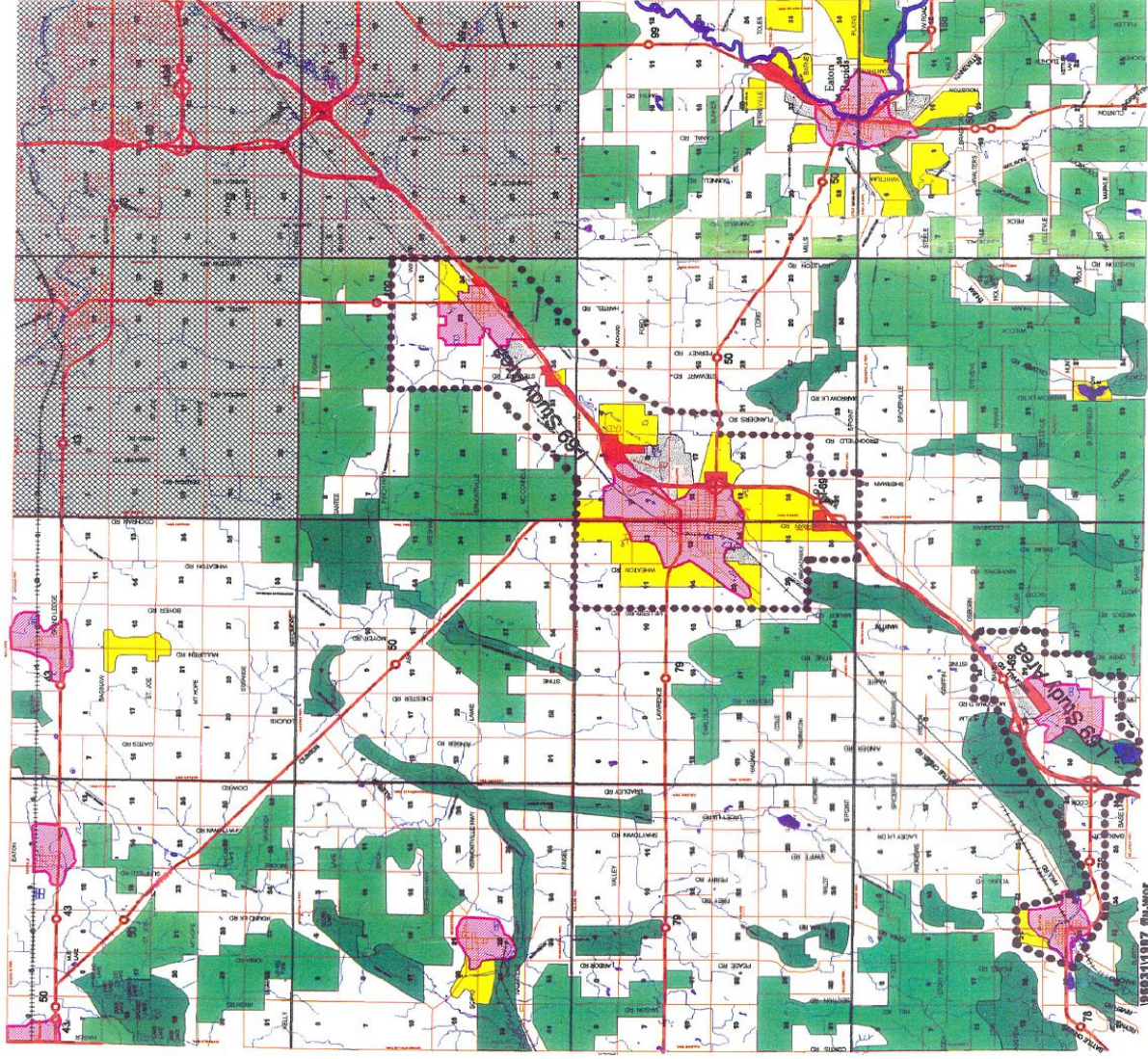












# MAP 6-1 Official Future Land Use Delta Township, Eaton County Michigan







# Future Land Use

- \*  Resource Conservation  
24,500 acres
- \*  Primary Agriculture  
73,570 acres
- \*  Agriculture- Rural Residential  
195,050 acres
-  Medium Density Residential  
7,832 acres
-  Commercial  
965 acres
-  Industrial  
1,700 acres
-  Community Center  
9,705 acres
-  Area Outside County Planning and Zoning Jurisdiction

..... I-69 Study Area  
 \*Farmland preservation area per  
 September 13, 2005 clarification  
 resolution.

## MAP 13 Eaton County Future Land Use Williams & Works, Inc.



