The 2016 edition of the Summit Township Master Plan was adopted by the Summit Township Planning Commission on October 18, 2016.

[Signature]
Summit Township Planning Commission Chair

The 2016 edition of the Summit Township Master Plan was approved by the Summit Township Board on November 14, 2016.

[Signature]
Summit Township Clerk
The 2016 edition of the *Summit Township Master Plan* was developed by the

[Summit Township Logo]
Summit Township Planning Commission

With the assistance of the

[Region 2 Planning Commission Logo]
Region 2 Planning Commission

Mr. Bob Smith took the photographs included in the Plan
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CHAPTER 1

INTRODUCTION
Why Plan?
Municipalities have a vested interest in developing master plans. The master planning process provides an opportunity for municipalities to develop an overall vision for the next 20 years and to conduct a comprehensive review of their facilities and services. A successful Plan also contributes to the public understanding of the planning process and describes how its goals are to be achieved.

Section 31 of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3831) requires each planning commission to prepare and adopt a “master plan as a guide for development within the planning jurisdiction.” The MPEA authorizes a planning commission to “do all of the following, as applicable:

- Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions;
- Consult with representatives of adjacent local governments in respect to their planning so that conflicts in master plans and zoning may be avoided;
- Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek maximum coordination of the local unit of government’s programs within these agencies.”

What is a Master Plan?
A master plan provides a framework within which Summit Township can evaluate its present condition and develop a vision for the future. The master plan also serves as the guiding document for land use, development, and zoning decisions. A well-designed and implemented plan which is kept up-to-date will help Summit Township to continue to be a highly desirable community in which to live, work, and visit.

Master Plan Principles
Before using the master plan to guide future development, it is important to understand some of the basic principles upon which it is based:

- **The Plan is flexible** — The document is not meant as a monument cast in stone, never to be adjusted or changed given that it plans for the next 20 years. The plan is a general guide to be used by the government to give direction for the future of Summit Township. It should be reviewed periodically and altered as general conditions in the community change.
• **The Plan allows for orderly development** — The land use allocations reflected in the plan are based upon the best available projections of future population levels for the Summit area. The plan must realistically provide sufficient land area to meet the anticipated needs and demands of our residents and businesses, while at the same time protecting the overall quality of life and the physical environment. While the document does not require a use which might provide the greatest amount of return on investment in land, it does require that property owners receive a reasonable return on their investments.

• **The Plan must encourage public understanding and participation** — The plan should be written in a way that aids public understanding of the planning process and describes how goals for Summit Township are to be achieved.

• **The Plan must be the result of a general consensus of the community** — Plan elements must be clearly understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the Plan will be followed.

• **The Plan must balance property rights** — The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.

• **The Plan is not a zoning map** — The document reflects the planned use of land, taking into consideration existing development, but does not depict a "new" zoning district map. Since the plan and zoning map are intended to be in reasonable harmony, it is likely that future zoning districts will take the shape of the plan as rezoning requests are received and reviewed by each community.

• **Zoning is not a substitute for a Master Plan** — The plan is a long range guide for community development. Zoning approvals are specific to a piece of property and are always attached to the land. They may not be restricted to an individual. Zoning approvals are always permanent, unless the use itself is temporary in nature.

• **Deviation from the Plan puts zoning decisions at risk of invalidation** — Zoning decisions that are not based upon the plan risk invalidation if faced with a legal challenge. Decisions made on the basis of the document may be afforded additional validity, since the decision was not made in an arbitrary fashion, but follows a rational plan for the Summit area.

**Future Land Use & Zoning**

The heart of the master plan is its depiction and descriptions for future land use. Determining the future use of land should be based on several factors, including:
The connection between the master plan and the zoning ordinance of Summit Township is often misunderstood. Accordingly, the relationship between the plan’s future land use map and the zoning maps is a critical one. That link is established through the zoning plan element of the master plan.

Use of the Master Plan

Completion of the Master Plan is not the end of the planning process. Continuous and effective use of a Plan is necessary to ensure its validity. Failure to follow a Plan may discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers.

Likewise, consistent and vigorous use of a Plan will lend credibility to the community's implementation of controversial decisions on zoning actions. While state courts do not normally recognize the absolute authority of a master plan, they do lend more credibility to actions supported by careful planning than those which appear to be made arbitrarily. The more common uses of the master plan include:

- **Zoning Decisions** — Since the master plan determines the future use of land, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the future land use map should automatically be approved. However, if all of the preconditions of the Master Plan are met, approval of the request may logically be forthcoming.

  On the other hand, a rezoning request different from that shown in the plan should not automatically be rejected, particularly if the Plan has not been reviewed in some time. Instead, each request should be evaluated to see if the conditions originally considered when the plan was adopted have changed. If so, the plan may deserve reconsideration (but need not necessarily be changed).

- **Utility Extensions/Capital Improvements** — A useful function of the master plan is its designation of land use intensity when evaluating the need for improved utilities, new roadways and public buildings, and other improvements. This information may be included in a Capital Improvement Plan (CIP). The CIP is a six-year plan, updated annually, for capital expenditures necessary for plan implementation.

  Development of the CIP is the responsibility of the township board, with considerable input from the municipal staff (e.g., engineers, planners, administrators, etc.) and the planning commission. Its principal elements include project names, descriptions, costs, priorities,
years to be completed or begun, and potential or planned funding sources. This information provides property owners with some assurance that improvements necessary to implement the Plan are forthcoming, and shows a general schedule of those improvements.

- **Environmental Impact** — The master plan (as a reflection of the intensity of land use) should reflect the degree to which Summit Township desires to protect its environment and natural features. The plan should establish that value to the community and propose steps to implement the appropriate regulations.

- **Recreation Planning** — The master plan (through the provision of future residential lands) will create a need for recreation/open space land. The master plan can assist in the setting of priorities for park development. For example, parks and recreation plans pay special attention to the goals and objectives of the master plan. If additional recreation services are called for in the plan, these services may be noted in the parks and recreation plan.

A review of Future Land Use is also important. If a Master Plan indicates that substantial new residential development will be forthcoming in a particular area, some indication should be made for the need to acquire and develop additional park land. However, the Future Land Use Map cannot indicate specific properties as park land, unless the land is in public ownership, or steps are already well underway to acquire that property.

In order to qualify for grant programs at the state level, or federal grants administered at the state level, the Michigan Department of Natural Resources and Environment (MDNRE) requires that Summit Township have a current (no more than 5 years old) parks and recreation plan. The Township does not have a current recreation plan on file with the MDNRE.

- **Approval of a public way, space, building or structure** — An often overlooked provision in state law is a requirement that the Township planning commission review any new street, park acquisition, public building, or other similar easement, street, or use, shown in the master plan, prior to any positive actions taken to implement such improvement. This ensures that the proposed improvement is in compliance with the provisions of the master plan. Although a denial may be overruled by the controlling authority, the review is still required.

- **Transportation Improvements** — There is a clear relationship between transportation and land use. As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the Master Plan, transportation planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.
Keeping the Plan Current

An outdated Plan that is not frequently reviewed can weaken decisions based upon the document. The planning commission should conduct an annual review of the Plan to ensure that it is kept current. Township officials and employees can assist by bringing issues not addressed in the document to the attention of the planning commission. Any amendments to the Plan can be done at that time to keep it up to date and consistent with community philosophies. For example, some goals may have been achieved and new ones need to be established. Where uses have been approved contrary to the plan, the document should be amended to reflect these changes. By routinely following this procedure, the Master Plan will continue to be an up-to-date and reliable planning tool. Even though the plan has a 20 year horizon, a comprehensive update should occur at least every 5 years according to the Michigan Planning Enabling Act (MPEA).

How Did the Plan Develop?

This document is the third update to the Summit Township Master Plan. The Township adopted its first master plan in 1975 and updates to the document were completed in 1991 and 2006.

Citizen participation is extremely important to the success of almost any planning effort. Citizen participation helps guarantee that the vision outlined for the future of the Summit area accurately reflects the true goals of its residents. Direct and indirect public input opportunities included:

- Meetings of the planning commission where the Plan was included on the agenda (open to the public);
- A community planning survey (provided to a sample of property owners);
- A public hearing on the Master Plan.

Who Will Implement the Plan?

Three distinct bodies in the Township are charged with planning and zoning: the planning commission, the zoning board of appeals, and the township board. All of their decisions and recommendations should be based upon the Master Plan. Decisions not based upon the Plan should trigger the review and possible amendment of the document.

Planning Commission

Development and approval of the Master Plan is an important responsibility of the planning commission. The commission is charged with the development of zoning and other ordinances (over which the township board has final authority). In this capacity, a subcommittee of the com-
mission met to develop the Master Plan. The planning commission also recommends approval or rejection of requests to the township board for rezonings and various other zoning proposals.

**Zoning Board of Appeals**

The zoning board of appeals (ZBA) decides dimensional variance requests (e.g., setback requirements). The ZBA also makes official interpretations of the zoning ordinance when the meaning or intent of the legislation is not clear. ZBA decisions are final. Appeals are made to the circuit court.

**Township Board**

As the legislative body for the Township, the township board is responsible for the passage of all ordinances, including the zoning ordinance and other planning-related legislation. It also appoints members to the planning commission and the ZBA.

**Other Planning Efforts**

Township staff and other township committees may also undertake planning efforts on their own or in conjunction with the planning commission. These planning efforts may include housing, key transportation corridors, historical districts, and the other plans. Future updates to those plans should complement the goals of the Master Plan. In turn, those documents should be consulted whenever the Plan is amended or a new plan is adopted. This consultation should also extend to regional planning efforts.
CHAPTER 2
COMMUNITY DESCRIPTION & ISSUE IDENTIFICATION
Location

Summit Township is a political subdivision of Jackson County, located in South-Central Lower Michigan. The Jackson Urbanized Area extends into Summit. Jackson is connected to Ann Arbor, Battle Creek, Detroit, and other urbanized areas along the Interstate 94 (I-94) corridor.

Summit Township is connected to the Jackson Urbanized Area and surrounding jurisdictions via a variety of roadways. US Highway 127 (US-127), Michigan Highway 50 (M-50), and M-60 provide access to Interstate 94 (I-94) and the other communities within Jackson County and beyond (see Map 2). A variety of local roads and streets provide direct access to homes and businesses within the Township and the surrounding area. The Falling Waters Trail and the Dr. Martin Luther King, Jr., Equity Trail provide a non-motorized connection to the Village of Concord, the City of Jackson, and other destinations.

Population/Demographics

See Appendix A for detailed population trend information. However, the data contained in that appendix is summarized below:

- **General Population.** The population of Summit Township was 22,508 in 2010, according to the U.S. Census. The population of the Township grew considerably from 1930 through 1980, including a 77.2% increase between 1950 and 1960. A negative growth rate occurred between 1980 and 1990 (i.e., -4.4% for the entire decade). However, since then, the population has continued to grow at a slower rate (i.e., an average increase of 3.3% per decade between 1990 and 2010. The continuation of this modest growth rate will result in a population of 22,745 by 2030 and 22,832.

- **Generations.** The median age of township residents was estimated to be 41.5 years during the 2009-2013 time period according to the American Community Survey (ACS). This can be attributed, in part, to the fact that ‘Baby Boomers’ are estimated to be the largest generation consisting of an estimated 27.2% of the population. The median age of Vandercook Lake CDP (Census Designated Place) resi-
dents was estimated to only be 36.4 years during the same time period. This can be attributed, in part, to the fact that ‘Millennials’ are estimated to be the largest generation consisting of an estimated 32.7% of the Vandercook Lake population.

- **Race and Ethnicity.** It is estimated that 87.6% of Township residents were white during the 2009-2013 time period, according to the ACS. African Americans comprised the largest minority group (i.e., 6.7%). Only an estimated 3.7% of residents considered themselves to be Latino/Latina. It is estimated that 98.6% of Vandercook Lake residents were white during the 2009-2013 time period. Only an estimated 2.8% of residents considered themselves to be Latino/Latina.

- **Disabilities.** An estimated 13.8% of Township residents were disabled during the 2009-2013 time period, according to the ACS. An estimated 15.4% of Vandercook Lake residents were disabled during the same time period. An estimated 35.0% of Township residents at least 65 years of age were disabled during the 2009-2013 time period and an estimated 21.6% of residents at least 65 years of age had an ambulatory disability. An estimated 44.8% of Vandercook Lake residents were disabled during 2009-2013 time period and an estimated 25.4% of residents at least 65 years of age had an ambulatory disability.

- **Households.** The ACS estimated that 72.7% of Township and 73.8% of Vandercook Lake households were comprised of families during the 2009-2013 time period. Single persons comprised an estimated 23.9% of Township and an estimated 18.4% of Vandercook Lake households. The Average household size in the Township was estimated to be 2.48 people compared to an average of 2.92 people in family households. The Average household size in Vandercook Lake was estimated to be 2.67 people compared to an average of 2.98 people in family households. Group quarters were home to an estimated 345 Township residents.

- **Household Income.** The median household income in the Township was estimated to be $56,103 during the 2009-2013 time period. The median family income was estimated to be $68,596 and the per capita income was estimated to be $28,578. The median household income in Vandercook Lake was estimated to be $47,031 during the 2009-2013 time period. The median family income was estimated to be $58,191 and the per capita income was estimated to be $22,023.

- **Housing.** The ACS estimated that 84.2% of housing units in the Township are single-family detached homes and an estimated 13.2% were in multi-unit buildings. An estimated 86.7% of housing units in Vandercook Lake are single-family detached homes and an estimated 3.4% were in multi-unit buildings. An estimated 2.5% of housing units in the Township mobile homes and an estimated 9.9% of housing units in Vandercook Lake are mobile homes.
• **Vacancy Rates.** It is estimated that 93.8% of Township dwellings and an estimated 92.0% of Vandercook Lake dwellings were occupied during the 2009-2013 time period. It is further estimated that 0.4% of Township dwellings and an estimated 2.1% of Vandercook Lake dwellings were occupied seasonally during the 2009-2013 time period.

**Geology**

In geologic terms, the lower peninsula of Michigan is classified as the Michigan Basin with older rock formations near the surface along the edges of the state and younger formations near the surface closer to the center of the state. The oldest and deepest formation found in southern Jackson County is the Mississippian, estimated to have formed 310-345 million years ago. They are found in depths of 0-535 feet. Mississippian bedrock consists of Antrim Shales, Beria Sandstones, Coldwater Shales, Lower Marshall Sandstones, Napoleon Sandstones, Michigan Shales, Michigan Sandstones and Bayport Limestones. The Pennsylvanian system consists of Parma Sandstones, Upper Saginaw and Lower Saginaw Verne Limestones, and Woodville Sandstones.

Glaciers have had the most significant impact on the entire county's surface over the past 300 million years, particularly the Wisconsian glacier that moved through and retreated 100 million years ago. This glacier is thought to have flowed from the northern Canadian Highlands south to the junction of the Ohio and Missouri Rivers.

As the glaciers flowed south, their tremendous weight gouged out large chunks of the earth and scoured the surface. This rubbing of materials broke down large chunks to smaller ones. As the glacier began to melt and retreat, the scoured materials were deposited with larger pieces on the bottom and finer particles on top. This deposition of material in an unsorted and unstratified heterogeneous mixture is known as a Till Plain. Till plaining generally consists of nearly flat to slightly rolling surfaces. The eastern portion of Summit Township is comprised of till plains.

Most of the Township consists of Outwash Plains and Moraines. Outwash Plains resulted from the action of glacial meltwater. Materials carried by glaciers were deposited by water that was produced by the melting of ice. The sediment was deposited in a manner similar to an alluvium (deposition of material by rivers at their mouth). The material typically consists of fine silts, sands, and clays that were suspended in water. Outwash Plains are located in the middle of the Township running from the northwest to the southeast along drainage and water areas.

The remainder of Summit consists of Moraines. These geologic features are quite similar to till plains. Their topography is undulating with slopes varying from slight to severe with depressions and knobs dispersed throughout. Moraines were formed by the leading edges of glaciers (end or terminal moraines), by the sides of the glacier (lateral moraines), or by materials that were actually collected and carried by the glacier (medial moraines). Many of the moraines in Summit Township are end or terminal moraines.
Topography, Soils & Hydrology

There is a 127 foot difference in topography within Summit Township. The high point of 1,098 feet above sea level is found in the southwest corner of the Township, south of Sears Road and west of Springbrook Road. The low point of 926 feet above sea level is found in the northeast corner of the Township, south of the City of Jackson’s Micor Industrial Park.

The most detailed and comprehensive source of soils information for Summit Township is The Soil Survey of Jackson County, Michigan rates soils based upon their suitability regarding the construction of houses with basements. Soils with slight limitations can be developed with little or no special problems which might restrict development. Soils identified as moderate for development may require special engineering to overcome a physical constraint, but may still be practical for development and environmentally safe. Limitations such as rapid permeability, shrink/swell, or excessive slope are examples of moderate limitations. Soils categorized with severe limitations that require special engineering or construction techniques are often impractical. In most cases, these soils will not handle construction of any structure and they may also be classified as wetlands, water recharge areas, floodplains, muck soils, or soils with high water tables. These soils often follow drainage patterns to surface water bodies, drains, or rivers.

Wetlands that are 5 acres or more or those which are contiguous with a lake stream or drainage area are protected under state law. The Geomae-Anderson Wetland Protection Act was adopted to protect those wetlands deemed critical to the public interest. Wetlands are valuable to the community because they perform functions such as floodwater storage areas, water purification, sediment filtration and aquifer recharge, to name a few. A wetland is usually a transitional zone between aquatic and terrestrial systems.

Wellhead protection areas also cover much of Summit Township. Care must be taken in the development of these areas to protect the underly- ing groundwater and to ensure that access to it is not impaired. Accordingly, the Township should adhere to the Wellhead Protection Plan for Jackson County (once it is completed) when regulating land use in designated wellhead protection areas.

Public Facilities & Services

The Summit Township Hall is located within Ferguson’s Corner at 2121 Ferguson Road. The Township offices are located in the Hall as well as a meeting facility. The Jackson County Sheriff’s Detachment for Summit Township, Summit Township Fire Station #1, and the office of the Department of Public Works (i.e., water and sewer) are also housed in the Hall. Fire Station #2 is located at 2507 Spring Arbor Road and the DPW storage facility is located at 1260 McDevitt Road.
Municipal Sewer & Water

Municipal sewer and water serve major portions of Summit Township, extending from the City of Jackson to Vandercook Lake and a majority of the other “built-up lands” comprising the municipality. For example, municipal water serves the overwhelming majority of the Township’s residential subdivisions and commercial and industrial areas. Water service also extends to important institutions located within the Township such as the Jackson College Campus. The sewer service area covers a smaller portion of the Township although it also serves a majority of the residential neighborhoods in the municipality. The rural southern and western portions of Summit Township are not served by municipal water or sewer.

School Districts

Vandercook Lake Public Schools is located entirely within Summit Township and primarily serves residents of the unincorporated village of Vandercook Lake. Jackson Public Schools serves the largest portion of the Township. Hanover-Horton Schools extend into the Township from the south. A small portion of the Western School District extends into the Township from the northwest. A small portion of East Jackson Community Schools extends into the Township from the northeast.

Hazard Mitigation

Jackson County residents have experienced “massive ice and snow storms, hazardous material threats on [local] highways, powerful electrical storms, tornadoes, and a broken gas pipeline”. The disasters are “costly, disruptive, and they threaten our health, welfare, and human life.” The Jackson County Hazard Mitigation Plan is currently under development. The document “anticipates natural, technological, and human related disasters; and identifies actions and activities to implement before disasters happen to minimize damage to property and harm to our citizens.”

The following types of disasters are among the top disaster likely to impact Jackson County:

- Energy emergencies
- Structural fires
- Civil disturbances
- Riverine flooding
- Significant infrastructure failures

The mitigation plan has “a pre-disaster focus to develop strategies and actions to implement prior to the occurrence of [a] disaster to minimize the negative impacts associated with these disasters. Summit Township should work towards implementing the document locally once it is completed, thereby enabling and promoting hazard mitigation efforts. Please refer to the Jackson County Hazard Mitigation Plan for more detail. The Township should consider adopting the document as a special plan element of this master plan once it is completed.
Arts, Recreation, & Cultural Opportunities
Jackson County, including Summit Township, “is home to numerous professional artists, strong cultural organizations, historical sites and a varied mixture of cultural heritages” according to the Jackson County Community Cultural Plan which was developed under the guidance of the Arts and Cultural Alliance of Jackson County. The overarching vision of that plan is to “fully develop the potential for arts and culture in Jackson in order to encourage life-long appreciation and broad participation, and to ensure the community is a vibrant and dynamic place to visit, work and live.” The City of Jackson & Jackson County Joint Recreation Plan and the Summit Township Recreation Plan focuses upon the development of a local and regional trail system which traverses Summit Township. Summit Township should work towards implementing those documents locally, thereby enabling and promoting arts, recreation, and culture. Accordingly, the Jackson County Community Cultural Plan is adopted as a special plan element of this master plan under separate cover.

Land Use/Land Cover in the Year 2000
Summit Township is comprised of approximately 30 square miles. However, the land use/land cover study includes the southern 6 square mile portion of the City of Jackson which extends into the Township. Accordingly, this summary of the study includes the entire 36 square mile Area. Lakes, ponds and wetlands accounted for approximately 12% of the Area, leaving 32 square miles available for development. Built-up lands—acreage already developed—covered approximately 47% of the Area in 2000. Agricultural, grass, shrub, and forest lands accounted for the remaining 42% of the Area.

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<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Square Miles</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Built-Up Lands</td>
<td>10,791</td>
<td>16.9</td>
<td>46.6%</td>
</tr>
<tr>
<td>Agricultural &amp; Open Lands</td>
<td>9,641</td>
<td>15.1</td>
<td>41.6%</td>
</tr>
<tr>
<td>Lakes &amp; Ponds</td>
<td>466</td>
<td>0.7</td>
<td>2.0%</td>
</tr>
<tr>
<td>Wetlands</td>
<td>2,269</td>
<td>3.5</td>
<td>9.8%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>23,166</td>
<td>36.2</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: Remote Sensing, Michigan State University
Forests covered almost two-thirds of the 15 square miles of Summit Township’s agricultural and open lands in 2000. Grass and shrubs accounted for another 17% of undeveloped portion of the municipality. Farmland covered the remaining 22% of agricultural and open lands. Active croplands and permanent pasture accounted for almost all of the farmland. Confined feed lots, farmsteads, and ornamental horticulture and nursery operations accounted for a very small portion of farmland.

### Agricultural & Open Lands

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Square Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmsteads</td>
<td>8</td>
<td>0.0</td>
</tr>
<tr>
<td>Cropland</td>
<td>1,836</td>
<td>2.9</td>
</tr>
<tr>
<td>Permanent Pasture</td>
<td>144</td>
<td>0.2</td>
</tr>
<tr>
<td>Ornamental Horticulture &amp; Nurseries</td>
<td>1</td>
<td>0.0</td>
</tr>
<tr>
<td>Confined Feed Lots</td>
<td>13</td>
<td>0.0</td>
</tr>
<tr>
<td>Grass &amp; Shrub Land</td>
<td>1630</td>
<td>2.5</td>
</tr>
<tr>
<td>Forest Land</td>
<td>6010</td>
<td>9.4</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>9,641</td>
<td>15.1</td>
</tr>
</tbody>
</table>

Source: Remote Sensing, Michigan State University

Residential development covered approximately 63% of the 17 square miles of Summit Township’s built-up lands in 2000. Single-family homes and duplexes accounted for almost all residential development. Multi-family homes and manufactured home parks comprised less than 3% of all residential development.

Commercial development covered approximately 11% of built-up lands in the Township. Institutions—such as the Jackson Community College Campus—accounted for 54% of commercial development. Neighborhood businesses accounted another 37%. General business areas comprised the remaining 9% of commercial development.
## Existing Land Use/Land Cover – Built-Up Lands

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Square Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td>6,833</td>
<td>10.7</td>
</tr>
<tr>
<td><strong>Single-Family &amp; Duplexes</strong></td>
<td>6,655</td>
<td>10.4</td>
</tr>
<tr>
<td><strong>Multi-Family</strong></td>
<td>140</td>
<td>0.2</td>
</tr>
<tr>
<td><strong>Manufactured Home Park</strong></td>
<td>38</td>
<td>0.1</td>
</tr>
<tr>
<td><strong>Commercial</strong></td>
<td>1,207</td>
<td>1.9</td>
</tr>
<tr>
<td><strong>Neighborhood Businesses</strong></td>
<td>445</td>
<td>0.7</td>
</tr>
<tr>
<td><strong>General Businesses</strong></td>
<td>110</td>
<td>0.2</td>
</tr>
<tr>
<td><strong>Institutions</strong></td>
<td>653</td>
<td>1.0</td>
</tr>
<tr>
<td><strong>Industrial</strong></td>
<td>1,387</td>
<td>2.2</td>
</tr>
<tr>
<td><strong>Industrial</strong></td>
<td>1,066</td>
<td>1.7</td>
</tr>
<tr>
<td><strong>Transportation, Communications, &amp; Utilities</strong></td>
<td>321</td>
<td>0.5</td>
</tr>
<tr>
<td><strong>Parks, Recreation, and Cemeteries</strong></td>
<td>1,326</td>
<td>2.1</td>
</tr>
<tr>
<td><strong>Under Construction</strong></td>
<td>37</td>
<td>0.1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>10,790</td>
<td>16.9</td>
</tr>
</tbody>
</table>

Source: Remote Sensing, Michigan State University

Industrial development covered approximately 13% of built-up lands in Summit Township. Industrial shops and plants comprised approximately 77% of all industrial development. Utility, communication, and transportation infrastructure accounted for the remaining 23%.

Parks, other recreational facilities, and cemeteries covered approximately 12% of built-up lands in the Township. Less than half of a percent of all built-up lands were under construction in 2000.
Development since the Year 2000

A variety of developments have occurred since the Year 2000. The following listing of those developments has been incorporated into the Existing Land Use Map:

- Terrace Hills, Spring Arbor Road west of Robinson Road – Institutional
- Samaritan Drive, off of Jericho Road – Single-Family Residential
- Magnolia Park, M-60, north of McCain Road – Mixed Density Residential
- Stone Ridge, McCain west of Robinson Road – Mixed Density Residential
- Victoria Pointe, Washington Avenue east of Depuy Street – Multiple-Family Residential
- Garcia Development, Spring Arbor Road west of 19th Street – Single-Family Residential
- Brookstone, Brookstone Boulevard west of Horton Road – Single-Family Residential
- Vrooman Road west of Spring Mill Road – Single-Family Residential
- Pine Crest south of Park Drive – Single-Family Residential

Land Use & Transportation

Generally, the land use pattern in Summit Township can be described as a series of residentially developed areas extending radially from the City of Jackson along major roadways, with more rural types of land use in the southern and western portions of the Township, and interspersed between developed areas. State highways which traverse the Township are maintained by the Michigan Department of Transportation and include Meridian Road (US-127), Brooklyn Road (BL-127 and M-50), and M-60. County primary roads linking the Township with the surrounding area are maintained by the Jackson County Department of Transportation includes Spring Arbor Road, Kibby Road, Weatherwax Drive, Horton Road, Francis Street, South Street, and Page Avenue. Each of these supports residential development along its corridor with Cooper Street and Page Avenue also serving substantial industrial land uses. Major commercial land uses (including offices) occupy land areas along Spring Arbor Road and Francis Street. Smaller centers of commercial activity are located along Horton Road and McDevitt Street. While the primary orientation of the transportation system tends to link the Township with downtown Jackson, some county primary roads provide passage laterally, linking the developed areas within the Township.
Route #8 of the Jackson Area Transportation Authority extends into Summit Township. The route extends along Francis Street, taking a jog to the east along McDevitt Street and the extending southward along Hague Avenue. The route terminates on the main campus of Jackson College, providing a needed link between the College and the City of Jackson. This bus service provides essential transportation primarily to lower income people such as the elderly, the underemployed, students, and the handicapped.

Jackson County Airport (Reynold’s Field) extends into the northwest corner of Summit Township, limiting the height of buildings and other structures throughout the Township. Any building or other structure within the airport must receive a permit. Any building or other structure higher than 35 feet in Zone B requires a permit. Any building or other structure higher than 100 feet in Zone C requires a permit. Finally, any building or structure higher than 200 feet in Zone D requires a permit.
CHAPTER 3
COMMUNITY POLICIES & PLANS
Mission Statement

The ultimate goal of the Summit Township Master plan is to implement a policy that will guide future development in a manner consistent with the natural attributes of the land, the preservation of open spaces, the rural character, and the provision of necessary public facilities and services.

The following goals and objectives are intended to further define the mission statement by listing the more important policies identified by the community during the development of the plan.

Residential Development Policy

Goal: Encourage the development of residential areas of all types that will meet the needs of an increasing population, while conserving open areas and environmentally sensitive lands.

The Summit Township Planning Commission must determine the most appropriate locations for low-, moderate- and high-density residential uses based upon existing roads, municipal services, public utilities, and environmental constraints and future housing needs of the community. The Planning Commission should encourage development of residential use areas where suitable vacant land is available and map those proposed uses on the future land use map. The purpose of identifying these areas is to discourage discrimination based upon housing type, design, or density.

Goal: Protect existing residential neighborhoods from encroachment by incompatible land uses.

Landscaping and buffering are effective means of screening when it is necessary to separate residential property from commercial or industrial use. The Planning Commission should periodically review ordinance regulations to ensure that adequate provisions are available to protect residential uses in transition areas. Commercial and industrial uses should be discouraged from expanding into existing residential neighborhoods or onto local residential streets.

Goal: New residential development should be encouraged to cluster in predetermined areas where municipal services can be provided with existing infrastructure or where they can be extended without additional expense to the Township’s current population.

New residential developments should be encouraged to cluster around areas where current existing residential uses are located. These areas should have good physical characteristics that are conducive to the particular type of development. Residential development should be encouraged where existing municipal services necessary can be provided. Central water and sewer will be required of all multiple-family developments.
New residential development should be encouraged to preserve the rural character and the environmental integrity of the Township. The plan recognizes that the Township’s open spaces, including woodlands, fields, and farmland are fundamental components of the rural character of the community. The plan should encourage higher density residential uses away from high quality farming to support preservation of prime farmland and open spaces.

**Office Development Policy**

**Goal:** *Encourage the development of office space in transition areas between residential and commercial or industrial space.*

Office space should be encouraged in certain predetermined clusters as a transition area while meeting the needs for offices of the community.

**Goal:** *Encourage more intensive office/research facilities in a high-tech park atmosphere.*

Under existing ordinance regulations, a high-tech research area could be allowed, but this type of use has not been encouraged in Summit Township in the past. This plan suggests that this type of development is beneficial and urges the Planning Commission to consider adopting new zoning regulations specifically designed for this type of development.

**Commercial Development Policy**

**Goal:** *Encourage the development of commercial uses that support the needs of the Township and diversify the local economy in areas that will provide convenient access to shopping and related services compatible with commercial districts in adjacent areas.*

New commercial development or redevelopment is encouraged to cluster in predetermined areas that are easily accessible along major thoroughfares or at major intersections of the Township of sufficient size to provide adequate off-street parking. Commercial uses should be located to avoid incompatibility with adjacent uses.

**Industrial Development Policy**

**Goal:** *Encourage the development of industrial uses to diversify the local economy and to provide a stable tax base for the Township at locations that will allow the quality of the local environment to be maintained.*

Industrial uses should be located in areas where they can be adequately buffered from residential uses. Landscaping will be required of each new industrial site. Light, clean industrial uses located in industrial parks or subdivisions are preferred. Industrial areas should be
located on major thoroughfares having access to the surrounding region or state. New vacant areas should be planned to provide an employment base and tax base for the residents of the community.

**Future Land Use**

The Summit Township Master plan represents a vision of how the community might look in the future. The horizon is the year 2050 or a little more than 20 years. The plan does not suggest that the Township will develop to the limits identified on the future land use map. Rather, the plan is intended to guide the community through its daily decision making processes so that future development will be consistent with the development goals adopted in the plan.

The master plan consists of policies that address future land use and development of the Township over the life of the plan. However, the plan itself has no regulatory authority relying instead upon other tools, most notably the zoning ordinance. The plan simply suggests where various land uses should be located. The zoning ordinance carries out the policies of the plan by regulating the type of use that a parcel may have, the location of the uses, the bulk and density of development throughout Summit Township.

The plan presented here is not static. It is designed to be a flexible document that can and should change as the community changes. Even though the document is long-range in nature (20 years ±), it should be periodically reviewed and updated as the community grows and changes. There will be times when it will be necessary to deviate from the plan. Changing land use patterns may cause certain areas on the Master plan map to become obsolete for a use suggested. When this happens, the Planning Commission may be required to interpret the most appropriate type of use for an area. Interpretation of a specific site should be made with regard to the impact on the surrounding area.

The future land use map was not designed nor was it intended to parallel the existing zoning map. Zoning is the tool used to carry out the plan. Therefore, the zoning map will not look exactly like the future land use map. As the community grows and rezoning requests become necessary to accommodate development, future rezonings should be consistent with the plan in most cases or the plan should be amended to reflect changing trends. This is not to suggest that every rezoning needs to be consistent with the plan. In areas where several requests are made for rezoning over a short period, it may be necessary to consider amending the plan if changing land use patterns warrant a change in the plan. The future land use map is comprised of the following categories:

**Limited Use Areas**

Natural resources are scattered throughout Summit Township. Expansive areas of floodplains and wetlands benefit the entire community by providing habitat for wildlife, flood control, groundwater retention and recharge and surface water purification. They may also provide areas for recreation and contribute open space that in turn helps provide a rural atmosphere to Summit Township.
Because of the value these natural resources provide the community, and the severe physical limitations that many of these areas have for development, the plan suggests that these areas be used for limited uses. Some types of recreation, open space, and natural resource based uses like agriculture, wildlife management, and very low density residential may be appropriate in some areas depending upon the physical constraints of individual parcels.

**Residential Areas**

Population projections for Summit Township suggest that the Township will grow by almost 13% from 21,130 persons in 1990 to 23,854 persons in 2015. These estimates are based upon various factors such as births, deaths and migration rates over an extended period. More recent building permit data between 1990-1996 suggests that Summit Township is growing more rapidly than has been projected. This may be due to a number of factors including a healthy economy with low inflation and low interest rates and a desirable rural community with most all of the basic municipal services available in the City of Jackson.

If the economy continues at its current pace and new housing continues to be in demand, Summit Township may be the recipient of more than 2,400 new dwellings that in turn could swell the population to around 27,000 by 2015. If this were to occur, the spatial requirements of the new population could range from 608 acres for development at 4 dwellings per acre to 2,433 acres for development at one dwelling per acre. The land required for the new population would range from 1-4 square miles. The current population consumes between 6-7 square miles of land. Without clustered housing developments, it will be difficult to find space to accommodate the demand for housing for this new population.

**Low Density Residential Areas**

Low density residential areas comprise the largest land use category on the plan map. Summit Township is essentially a bedroom community although limited office, commercial and industrial uses are also found in the Township.

Low density residential is defined as developments of up to about 1 dwelling per 10,000 square feet or about 4 dwellings per acre. Generally, the type of use found in this area will be single-family residential. However, other types of uses, particularly when developed to a larger scale, may also be considered by the Township if the overall density of the development does not exceed the limit of 4 dwelling units per acre. Multiple-family or planned residential developments with a multiple-family component may be considered if it can be demonstrated that the development will not adversely affect surrounding properties, will not place a burden on the community for services, and will not exceed an overall density of about 4 dwellings per acre.

When determining density, only the buildable portions of a parcel may be counted. Buildable areas are those portions of a parcel that are accessible by road or drive or could be accessible with permit approval to cross an environmentally sensitive area from Michigan Department of
Environmental Quality. Buildable area shall be the area capable of supporting a residential structure and its septic systems if not served by municipal sewers or the gross area capable of supporting a residential structure and having access mentioned above.

Planned residential developments may count one half of the total area that is not buildable and add it to the buildable acreage for density calculations provided that an equal number of acres is preserved as open space in the buildable component of the development. The purpose is to allow for a high concentration of development at a higher density and at the same time preserve the open rural atmosphere of the community. The Planning Commission and the Township shall maintain the right of determining the most suitable density for each planned residential development. The purpose of these calculations is to establish a formula for maximum density. However, maximum density may not always be suitable for the site or the community.

**High Density Residential Areas**

High density residential developments are generally those housing developments built at more than four dwellings per acre. They may be either single-family, two-family, multi-family or some combination of these uses. A mobile home park, for example, built at 6 dwellings per acre would be considered high density just as an apartment complex would be if it exceeded 4 dwelling units per acre.

Density shall be calculated the same way it is for low density residential developments. Only buildable areas shall be used in the density calculations.

**Office Areas**

Office uses include, but are not limited to, medical, legal, architectural, insurance and other office complexes. They are frequently used as a buffer between more intensive uses and residential uses. In the Township, a portion of the Spring Arbor Road corridor has been suggested for office uses. Within the corridor, numerous office complexes have already been developed. It is the intent of the plan to encourage continued office development along the corridor and at the same time preserve existing housing for residential use where possible. However, continued development of the corridor for office use may bring pressure for redevelopment of existing residential structures for office use. A site specific analysis on a case by case basis may be considered by the Planning Commission before allowing encroachment of offices into these residential areas.

**Commercial Areas**

Commercial areas have been reserved at strategic points across the Township to help meet the retail needs of this residentially growing community. Lumped into this category are low, moderate, and high impact commercial uses. The purpose of lumping the commercial uses into one
category is to allow the Township to evaluate a rezoning request based upon the compatibility of the request with the surrounding area. It may be possible for low impact and moderate or high impact uses to coexist in certain cases.

Commercial areas are found in the northwest portion of the Township at McCain and Robinson Roads; along the southwest side of Weatherwax Drive; on Francis Road north of the Vandercook Lake area; in the northeast corner; and along McDevitt and Vandercook Lake. A large parcel has also been suggested south of McDevitt near the U.S. 127 interchange.

**Industrial Areas**

Industry does not currently play a major role in Summit Township. Most people who live in the Township work in a different community. Even though industry has not played an important role in land development here, there are opportunities to expand the role that industry has in Summit Township. New industry will provide higher paying new jobs to the area and increase the Township’s tax base.

Currently most of the existing industrial operations are located in the east portion of the Township along the U.S. 127 corridor and along Airline Drive. The plan suggests expanding new industrial opportunities into the east portion of the community along these corridors. Some of this area has residential uses already located near existing industrial plants. While redevelopment of the area toward industry may be the ideal or logical transition, it may not be practical to assume that industry will replace residential uses in these areas. Rather, it is the intent of the plan to encourage infill into vacant areas and use buffering and open space to help make industry and residential uses more compatible. Also, within this area the Planning Commission may determine that a particular parcel may not be appropriate for industrial development even though the plan suggests the more intensive use. In areas where industry is proposed next to existing residential uses, decisions regarding compatibility will have to be made on a case by case basis.

**Zoning Plan**

*What is the Zoning Plan?*

The master plan provides the legal basis for zoning in Summit Township. Accordingly, the plan is required to contain a special plan element, known commonly as the zoning plan, by Michigan’s planning and zoning enabling acts. As noted in the *Michigan Planning Guidebook* (May 2008), “special plan elements are often prepared to establish a legal basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations.”

The MPEA—the Michigan Planning Enabling Act (PA 33 of 2008), as amended—requires “a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises” because Summit Township has an adopted zoning ordinance (Sec. 33 (2) (d)).
MZEA — the Michigan Zoning Enabling Act (PA 110 of 2006), as amended — requires the planning commission to adopt and file with the township board “a zoning plan for the areas subject to zoning” in Summit Township (Sec. 305 (a)). Finally, the MPEA also requires the zoning plan to “include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map” (Sec. 33 (2) (d)).

**Zoning Districts**

The Zoning Code, Chapter 150 of Summit Township’s Code of Ordinances, divides the Township into the following zoning districts (please see Map 6):

**Open Districts**

Open districts are established to protect land best suited for open use from the encroachment of incompatible land uses, to preserve valuable agricultural land for agricultural uses, and to retain land suited for open space and recreation use for the future.

**Agricultural District (AG-1)**

Suitable land is set aside for agricultural development and related uses. Agricultural uses must conform to the Michigan Right to Farm Act (PA 93 of 1981), as amended, and the open space preservation provisions of the MZEA.

**Residential Districts**

Residential districts are designated principally for residential use and are limited to dwellings and uses normally associated with residential neighborhoods in order to encourage a suitable and healthy environment for family life.

**Rural Non-Farm Residential District (RNF-1)**

Land is set aside for single-family dwellings at low densities in order to preserve rural character and to allow local soils to absorb sewage wastes from individual septic tanks.

**Suburban Residential Districts (RS-1) and (RS-2)**

Land is set aside principally for single-family dwellings of moderate suburban densities where necessary urban services and facilities, including sanitary sewers and water supply systems, can be feasibly provided.
Urban Residential Districts (RU-1 and -2)

Land is set aside principally for high-density single-family residential dwellings where necessary urban services and facilities are provided, including sanitary sewers and central water systems.

Multiple-Family Residential District (RM-1)

Land is set aside to permit a high density of population and a high intensity of land use in those areas which are served by a central water supply system and a sanitary sewer system, and which abut or are adjacent to the other uses or amenities, which support, complement, or serve such a density and intensity.

Multiple-Family Residential District (RM-2)

Land is set aside to permit a moderate density of population and a moderate intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system, and which abut or are adjacent to the other uses or amenities, which support, complement, or serve such a density and intensity.

Mobile Home Residential District (MH-1)

Land is set aside to permit mobile homes at a density of population and an intensity of land use in those areas which are served by a central water supply system and a sanitary sewer system, and which abut or are adjacent to the other uses, buildings, structures, or amenities which support, complement, or serve the density and intensity.

Office District

The Office District is designed principally for office use and those uses which are customarily associated with offices.

Commercial Districts

Commercial districts are designed to limit compatible commercial enterprises at appropriate locations to encourage efficient traffic movement, parking and utility service; advance public safety; and protect surrounding property.
Local Commercial District (C-1)
Planned and integrated groupings of stores are encouraged that retail convenience goods and provide personal services to meet the regular and recurring needs of the neighborhood resident population.

General Commercial District (C-2)
Planned and integrated groupings of retail, service, and administrative establishments are encouraged that retail convenience and comparison goods and provide personal and professional services for the entire area.

Highway Service Commercial District (C-3)
Commercial establishments offering accommodations, supplies, and services to local as well as automobile and truck traffic are encouraged along major thoroughfares or adjacent to the interchange ramps of a limited access highway facility.

Industrial Districts
Industrial districts are designed to provide employment opportunities to local citizens and the resulting economic benefits to the township.

Light Industrial District (I-1)
Light industrial uses are encouraged that operate in a safe, non-objectionable and efficient manner and which require a minimum of buffering measures from adjoining non-industrial zoning districts because they are compatible in appearance.

General Industrial District (I-2)
Industrial operations which require suitable space are encouraged so that they can comply with all provisions of this chapter and can assure protection of the public interest and surrounding property and persons.

Planned Development Districts
Planned Development Districts are intended to provide flexible land use and design regulations and to permit a variety of development types, containing both individual building sites and common property which are planned and developed as a unit. They encourage innovation in development to enable development demands to be met through the conservation and more efficient use of land in the developments and by a variety of types, designs, and physical settings.
Planned Residential District (PR-1)
Small-to-large scale neighborhoods that permit a variety of residential types can be created using this planned district.

Planned Office District (PO-1)
Offices in a variety of types can be created using this planned district.

Planned Commercial District (PC-1)
Regional commercial shopping centers can be created using this planned district.

Planned Industrial District (PI-2)
Industry in a variety of types can be created using this planned district.

Dimensional Standards
The following bulk, height, and setback restrictions for each district are included in the Zoning Code (§ 150.146).

**Bulk, Height, and Setback Restrictions**

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Lot Requirements</th>
<th>Minimum Yard Requirements</th>
<th>Max Bldg Height Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Min Lot Area</td>
<td>Min Lot Width</td>
<td>Max Lot Cov</td>
</tr>
<tr>
<td>Agricultural (AG-1)</td>
<td>2 acres</td>
<td>200'</td>
<td>10%</td>
</tr>
<tr>
<td></td>
<td>3 acres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural Non-Farm Residential (RNF-1)</td>
<td>1 acre</td>
<td>150'</td>
<td>20%</td>
</tr>
<tr>
<td></td>
<td>2 acres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Suburban Residential 1 (RS-1)</td>
<td>20,000 sf</td>
<td>100'</td>
<td>30%</td>
</tr>
<tr>
<td></td>
<td>1 acre</td>
<td>120'</td>
<td></td>
</tr>
</tbody>
</table>
# Bulk, Height, and Setback Restrictions

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Lot Requirements</th>
<th>Minimum Yard Requirements</th>
<th>Max Bldg Height Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Min Lot Area</td>
<td>Min Lot Width</td>
<td>Max Lot Cov</td>
</tr>
<tr>
<td>Suburban Residential 2 (RS-2)</td>
<td>10,000 sf</td>
<td>80'</td>
<td>30%</td>
</tr>
<tr>
<td></td>
<td>15,000 sf</td>
<td>100'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 acre</td>
<td>120'</td>
<td></td>
</tr>
<tr>
<td>Urban Residential 1 (RU-1)</td>
<td>7,500 sf</td>
<td>60'</td>
<td>30%</td>
</tr>
<tr>
<td></td>
<td>20,000 sf</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Residential 2 (RU-2)</td>
<td>7,500 sf</td>
<td>60'</td>
<td>30%</td>
</tr>
<tr>
<td></td>
<td>10,000 sf</td>
<td>80'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>20,000 sf</td>
<td>120'</td>
<td></td>
</tr>
<tr>
<td>Multi-Family Residential (RM-1)</td>
<td>10,000 sf</td>
<td>80'</td>
<td>25%</td>
</tr>
<tr>
<td></td>
<td>15,000 sf</td>
<td>120'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>20,000 sf</td>
<td>120'</td>
<td></td>
</tr>
<tr>
<td>Multi-Family Residential (RM-2)</td>
<td>10,000 sf</td>
<td>80'</td>
<td>25%</td>
</tr>
<tr>
<td></td>
<td>15,000 sf</td>
<td>120'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>20,000 sf</td>
<td>120'</td>
<td></td>
</tr>
</tbody>
</table>

- Single-family detached dwelling units with central sewage and water systems.
- Single-family detached dwelling units without central sewage.
- All other uses.

---

*Summit Township Master Plan, 2016 edition*
<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Lot Requirements</th>
<th>Minimum Yard Requirements</th>
<th>Max Bldg Height Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Min Lot Area</td>
<td>Min Lot Width</td>
<td>Max Lot Cov</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Front</td>
</tr>
<tr>
<td>Mobile Home Residential (MH-1)</td>
<td>Min 10 acres</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Michigan Mobile Home Commission Act, as amended, 1987 PA 96, MCL 125.2301 et seq, and Sec. 4.2.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office (O-1)</td>
<td>10,000 sf 80'</td>
<td>30%</td>
<td>25'</td>
</tr>
<tr>
<td></td>
<td>15,000 sf 100'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Uses with central sewage and water systems.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Uses without central sewage.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Commercial (C-1)</td>
<td>10,000 sf 75'</td>
<td>35%</td>
<td>35'</td>
</tr>
<tr>
<td></td>
<td>15,000 sf 100'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Uses with central sewage and water systems.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Uses without central sewage.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Commercial (C-2)</td>
<td>10,000 sf 75'</td>
<td>35%</td>
<td>35'</td>
</tr>
<tr>
<td></td>
<td>15,000 sf 100'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Uses with central sewage and water systems.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Uses without central sewage.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Highway Service Commercial (C-3)</td>
<td>15,000 sf 100'</td>
<td>35%</td>
<td>35'</td>
</tr>
<tr>
<td>Light Industrial (I-1)</td>
<td>20,000 sf 80'</td>
<td>35%</td>
<td>35'</td>
</tr>
<tr>
<td>Heavy Industrial (I-2)</td>
<td>2 Acres 200'</td>
<td>35%</td>
<td>35'</td>
</tr>
</tbody>
</table>

* Corner Lot
** ** In Central Business District, no lot requirements, yard requirements, or transition strips are required, only side yard and rear yard when abutting Residential Districts.
Rezoning Criteria

The most common zoning application of the master plan is during the rezoning process. Accordingly, a rezoning should be required to meet set criteria in order to be considered consistent with the master plan. Sec. 150.381 (c) of the township’s zoning code contains standards which satisfy this requirement:

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township’s master plan?
- Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?
- Will any public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

Relationship to the Future Land Use Map

The remainder of this chapter equates the various zoning districts included on the zoning map with the various categories included on the future land use map.

Residential Areas

The following residential areas are included on the future land use map:

**Low-Density Residential Areas**

Low-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:

- AG-1 — Agricultural District
- RNF-1 — Rural Non-Farm District
- RS-1 — Suburban Residential District 1
High Density Residential Areas
High-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:

- RS-2 — Suburban Residential District 2
- RU-1 — Urban Residential District 1
- RU-2 — Urban Residential District 2
- RM-1 — Multiple-Family Residential District 1
- RM-2 — Multiple-Family Residential District 2

However, it is not always easy to equate future land use categories and zoning districts. Accordingly, both low- and high-density developments may occur in the following zoning districts:

- MH-1 — Mobile Home Residential District
- PR-1 — Planned Residential District

Office & Commercial Areas
The following office and commercial areas are included on the future land use map:

Office Areas
Office areas are addressed generally on the future land use map. The following zoning districts equate to those areas:

- O-1 — Office District
- PO-1 — Planned Office District

Commercial Areas
Commercial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:

- C-1 — Local Commercial District
- C-2 — General Commercial District
- C-3 — Highway Service Commercial District
- PC-1 — Planned Commercial District
Industrial Area

The following industrial area is included on the future land use map:

Industrial Areas

Industrial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:

- I-1 — Light Industrial District
- I-2 — Heavy Industrial District
- PI-2 — Planned Industrial District

Limited Use Area

The following limited use area is included on the future land use map:

Limited Use Areas

The following limited use areas identify areas of the township which are environmentally sensitive or are important in some other way:

- Lakes, Ponds, Rivers, & Streams
- Hydric Soils
- Wellhead Protection Areas.

Although they are identified on the future land use map, they don’t equate to any district on the zoning map.
APPENDIX A

DEMOGRAPHICS
Population History

- The Township was home to 22,508 people in 2010, according to the U.S. Census.

- The adjacent figure shows the population:
  - Increased 6.3% between 1930 and 1940
  - Increased 42.3% between 1940 and 1950
  - Increased 77.2% between 1950 and 1960
  - Increased 20.2% between 1960 and 1970
  - Increased 1.7% between 1970 and 1980
  - Decreased -4.4% between 1980 and 1990
  - Increased an average of 3.3% per decade between 1900 and 2010

- Vandercook Lake, a Census Designated Place located within Summit Township had a population of 4,721 in 2010, comprising 21.0% of the Township population.
Population Projections

- The population projections utilized in this plan were developed for the Jackson Area Comprehensive Transportation Study (JACTS)
  - The 2040 projections are grounded on historic census (demographic) trends and Regional Economic Models Inc. (REMI) forecasts
  - REMI data is based upon Cohort Survival methodology and local factors/input
  - The projections are then “straight-lined” in 5-year increments between 2010 and 2040

- Utilizing that information, it is reasonable to expect that:
  - The population will increase 1.2% by 2040
  - The 2015 population for the Township is projected to be 22,615 residents
    - The American Community Survey (ACS) estimates that the population was 22,486 people between 2009 and 2013
  - The 2035 population is projected to be 22,789

[Bar chart showing population projections from 2010 to 2040]
American Community Survey (ACS)

- The use of estimates provided by the U.S. Census Bureau’s American Community Survey (ACS) provides more up-to-date demographics.
- Reporting jurisdictions the size of the Summit Township are provided five-year average estimates on a regular basis.
- The reporting period available and utilized for this plan is 2009-2013.
- The U.S. Census Bureau includes CDP populations in the populations of the townships of which they are a part.
- Please note that the median age, household and family sizes, and household, family, and per capita incomes for Summit Township include the population of the Vandercook Lake Census Designated Place (CDP).
**Summit Township**

**Age & Gender: 2009-2013**

- The estimated median age of Summit Township residents was fairly high when compared to the national median:
  - 41.5 years for Township residents (please see the ACS note)
  - 36.4 years for CDP residents
  - 37.3 years nationally

- The adjacent figure illustrates Grass Lake Township’s estimated generations:
  - 27.2% — ‘Baby boomers’ (people 45-64 in 2010)
  - 26.3% — ‘Millennials’ (people 25-44 in 2010)
  - 22.9% — ‘Generation X’ (people 25-44 in 2010)
  - 18.4% — Older generations (people ≥65 in 2010)
  - 5.2% — The younger generation (people ≤5 in 2010)

- Finally, it is estimated that females comprised 51.0% of the Township’s population.
**Vandercook Lake CDP**  
**Age & Gender: 2009-2013**

- The estimated median age of Vandercook Lake residents was fairly low when compared to the National median:
  - 36.4 years for CDP residents
  - 41.5 years for Township residents (please see the ACS note)
  - 37.3 years nationally

- The adjacent figure illustrates Vandercook Lake’s estimated generations:
  - 32.7% — ‘Millennials’ (people 5-24 in 2010)
  - 26.8% — ‘Baby boomers’ (people 45-64 in 2010)
  - 21.2% — ‘Generation X’ (people 25-44 in 2010)
  - 12.4% — Older generations (people ≥65 in 2010)
  - 6.9% — The younger generation (people ≤5 in 2010)

- Finally, it is estimated that males comprised 51.8% of the CDP’s population
Summit Township
Race & Ethnicity: 2009-2013

The population of Summit Township is homogenous with few racial and ethnic minorities:
- An estimated 87.6% of the Township’s population was white
- An estimated 6.7% was African American
- An estimated 3.7% of the Township’s residents considered themselves Hispanic
**Vandercook Lake CDP**

**Race & Ethnicity: 2009-2013**

The population of Vandercook Lake CDP is homogenous with few racial and ethnic minorities:

- An estimated 98.6% of the CDP’s population was white
- An estimated 2.8% of the CDP’s residents considered themselves Hispanic
**Summit Township**

Disabilities: 2009-2013

Disabled residents are a significant component of Summit Township’s population:

- An estimated 13.8% of Township residents were disabled
- **< 5 years**
  - An estimated 3.8% were disabled
- **5-17 years**
  - An estimated 4.1% were disabled
  - An estimated 0.0% had an ambulatory disability
- **18-64 years**
  - An estimated 11.3% were disabled
  - An estimated 6.4% had an ambulatory disability
- **≥ 65 years**
  - An estimated 35.0% were disabled
  - An estimated 21.6% had an ambulatory disability
Vandercook Lake CDP
Disabilities: 2009-2013

Disabled residents are a significant component of Vandercook Lake’s population

- An estimated 15.4% of CDP residents are disabled
- < 5 years
  - An estimated 13.4% were disabled
- 5-17 years
  - An estimated 1.0% were disabled
  - An estimated 0.0% had an ambulatory disability
- 18-64 years
  - An estimated 14.1% were disabled
  - An estimated 7.8% had an ambulatory disability
- ≥ 65 years
  - An estimated 44.8% were disabled
  - An estimated 25.4% had an ambulatory disability
**Summit Township**

Households & Families: 2009-2013

- Most people live in the estimated 8,934 households in Summit Township
- Families comprised an estimated 72.2% of households
- An estimated 23.9% of households were comprised of a single person
- The remaining estimated 3.9% of households were other non-family households
- Estimated average household and family size was 2.48 people and 2.92 people, respectively
- There were an estimated 41 seasonal or occasional homes (i.e., households) potentially increasing the population by up to 109 people (i.e., 0.5%) at times
- Group quarters (e.g., nursing homes, etc.) were home to an estimated 345 people
Vandercook Lake CDP
Households & Families: 2009-2013

- Most people live in the estimated 1,825 households in Michigan Center
  The Vandercook Lake CDP accounted for an estimated 20.4% of Township households
- Families comprised an estimated 73.8% of households:
- An estimated 18.4% of households were comprised of a single person
- The remaining estimated 7.8% of households were other non-family households
- Estimated average household and family size was 2.67 people and 2.98 people, respectively
- There were an estimated 0 seasonal or occasional homes (i.e., households)
- Group quarters (e.g., nursing homes, etc.) were home to an estimated 2 people
**Summit Township**

**Household Income: 2009-2013**

- Median and mean household income:
  - Township -- $56,103 and $70,595 (please see the ACS note)
  - Nation -- $53,046 and $73,487

- Median and mean family income:
  - Township -- $68,596 and $80,949 (please see the ACS note)
  - Nation -- $64,719 and $85,588

- Per capita income:
  - Township -- $28,578 (please see the ACS note)
  - Nation -- $28,155
Vandercook Lake CDP
Household Income: 2009-2013

- Median and mean household income:
  - Township -- $47,031 and $56,930 (please see the ACS note)
  - Nation -- $53,046 and $73,487

- Median and mean family income:
  - Township -- $58,191 and $67,808 (please see the ACS note)
  - Nation -- $64,719 and $85,588

- Per capita income:
  - Township -- $22,023 (please see the ACS note)
  - Nation -- $28,155
Summit Township
Dwellings & Vacancy Rates: 2009-2013

Summit Township had an estimated 9,525 dwelling units:

- An estimated 93.8% of dwellings were occupied
  - An estimated 71.8% of dwellings were owner-occupied
  - An estimated 22.0% were renter-occupied

- An estimated 6.2% of dwellings were vacant
  - An estimated 0.4% of dwellings were only used seasonally or occasionally
  - An estimated 5.8% of dwellings were vacant
Vandercook Lake CDP
Dwellings & Vacancy Rates: 2009-2013

Vandercook Lake had an estimated 1,984 dwelling units

- An estimated 92.0% of dwellings were occupied
  - An estimated 74.6% of dwellings were owner-occupied
  - An estimated 17.3% were renter-occupied

- An estimated 8.0% of dwellings were vacant
  - An estimated 2.1% of dwellings were only used seasonally or occasionally
  - An estimated 5.9% of dwellings were vacant
Summit Township
Housing Types: 2009-2013

Summit Township had an estimated 9,525 dwelling units

- An estimated 84.2% of dwellings were single units
  - An estimated 79.9% of dwellings were detached single units
  - An estimated 4.4% of dwellings were attached single units

- An estimated 13.2% of dwellings were in multi-unit buildings
  - An estimated 4.3% of dwellings were in 10-19 unit buildings
  - An estimated 3.0% of dwellings were in 5-9 unit buildings
  - An estimated 3.0% of dwellings were in ≥20 unit buildings
  - An estimated 2.3% of dwellings were in 3-4 unit buildings
  - An estimated 0.7% of dwellings were in duplexes

- An estimated 2.5% of dwellings were mobile homes
Vandercook Lake CDP
Housing Types: 2009-2013

Vandercook Lake had an estimated 1,984 dwelling units

- An estimated 86.7% of dwellings were single units
  - An estimated 85.9% of dwellings were detached single units
  - An estimated 0.8% of dwellings were attached single units

- An estimated 3.4% of dwellings were in multi-unit buildings
  - An estimated 2.5% of dwellings were in 3-4 unit buildings
  - An estimated 0.9% of dwellings were in 10-19 unit buildings

- An estimated 9.9% of dwellings were mobile homes
APPENDIX B
MAPS
SUMMIT TOWNSHIP
Jackson County, Michigan

EXISTING LAND USE

- BUILT-UP LANDS
- AGRICULTURAL, GRASS, SHRUB, & FOREST LANDS
- LAKES & PONDS
- WETLANDS
- RIVERS & STREAMS
- PARCELS
- ROADS & STREETS

City of Jackson

Miles
0 0.5 1 1.5

Appendix B

Summit Township Master Plan, 2016 edition
Appendix B
Maps

Summit Township Master Plan, 2016 edition

SUMMIT TOWNSHIP
Jackson County, Michigan

TRANSPORTATION

ROADWAYS
- STATE HIGHWAYS
- CO. PRIMARY ROADS
- CO. LOCAL ROADS
- PRIVATE ROADS

TRANSIT ROUTES
- JATA ROUTE #8

AIRPORT PERMIT ZONES
- A = ANY STRUCTURE
- B = STRUCTURES > 35 FT
- C = STRUCTURE > 100 FT
- D = STRUCTURES > 200 FT

Miles
0 0.5 1 1.5
APPENDIX C

CAPITAL IMPROVEMENTS PROGRAM
What is a Capital Improvements Program?

“Capital improvements are those physical facilities which involve a substantial investment and last a long time . . . as opposed to the operating expenses that occur during the same year they are budgeted.” Examples of capital improvements include: municipal buildings (e.g., Township Halls, fire stations, etc.), parks and recreation facilities, streets and alleys, and utilities (e.g., water and sewer lines). A capital improvements program (CIP) is a six-year prioritized listing of those projects along with the following information: location, date of construction, cost, means of financing, sponsor, and relationship to other facilities (if pertinent). The CIP “is updated annually with the first year being the current year capital budget” according to the Michigan Planning Guidebook (May 2008).

Why Prepare a Capital Improvements Program?

Section 65 of the MPEA —the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3865), as amended— requires that Summit Township “annually prepare a capital improvements program of public structures and improvements,” upon the adoption of this Master Plan. Given that the Planning Commission was exempted from this task, the Township Board must “prepare and adopt a capital improvements program [(CIP)], separate from or as a part of the annual budget.” Alternately, the task can be delegated the Township Supervisor (or a designee), “subject to final approval by the” Township Board. The CIP shows “those public structures and improvements, in the general order of their priority, that in the commission’s judgment will be needed or desirable and can be undertaken within the ensuing 6-year period . . . [and] shall be based upon the requirements of the [Township] for all types of public structures and improvements. Consequently, each agency or department of the [Township] with authority for public structures or improvements shall upon request furnish the Planning Commission with lists, plans, and estimates of time and cost of those public structures and improvements.”

Of course, there are also benefits to developing and maintaining a CIP. Chief among those benefits is the coordination of seemingly disparate projects. For example, water and sewer projects can be coordinated with street paving projects eliminating the potential for streets to be repaved, only to be torn up to for a water or sewer project two or three years later. It is also important to note that “plans for new public works that are identified in the [Master Plan can] actually come to fruition through the CIP” and to ensure that “new public facilities are built in locations and consistent with the public policy for development in particular areas or neighborhoods as spelled out in the” document, according to the Michigan Planning Guidebook.
Developing a Capital Improvements Program

The following information should be used to develop the capital improvements program (CIP) upon the completion of the comprehensive plan:

**Establishing Objective Criteria**

“Without objective criteria, the [capital improvements process (CIP)] can quickly break down into a strictly political process where those agencies or neighborhoods with more political or fiscal resources (or both) will run roughshod over smaller agencies or weaker neighborhoods,” according to the *Michigan Planning Guidebook*, and simply ranking proposed projects as ‘urgent,’ important,’ or ‘desirable’ “leave room for disagreement in determining priority. More robust criteria are often used first to examine each project:”

- Does the proposed facility address a risk to public safety or health?
- Is the current facility deteriorated or unsafe?
- Is the proposed facility part of a systematic replacement program?
- Will the proposed facility result in improvement of operating efficiency?
- Is the proposed facility necessary to:
  - Ensure the success of another capital improvement?
  - Meet a state or federal statutory or administrative requirement?
  - A court order?
  - A major public goal of the township board?
- Will the proposed facility result in the equitable provision of services or facilities to a part of the population with special needs?
- Will the proposed facility protect or conserve sensitive natural features or natural resources or the air or water quality of the Township?
- Will the proposed facility protect the investment in existing infrastructure from becoming over capacity?
- Will the proposed facility result in a new or substantially expanded facility to provide a new service or new level of service in Township?
Those answers can then be used to place proposed facilities into groups based upon the following criteria:

- The proposed facility is urgent and fills a high priority need that should be met.
- The proposed facility is a high priority that should be done as funding becomes available.
- The proposed facility is worthwhile if funding is available (but may be deferred).
- The proposed facility is a low priority that is desirable but not essential.

*The criteria listed above are recommended for larger governments with the potential for many projects. The criteria used for “small communities with few projects may not be much more than ‘urgent,’ ‘important,’ or ‘desirable.’”*

**Establishing a Process**

The *Michigan Planning Guidebook* recommends that a medium or large-sized community create a special committee to advise its planning commission on the capital improvements program (CIP). The committee should be comprised of the chief elected or appointed official and representatives from the planning commission, the legislative body, and pertinent departments (e.g., engineering; finance; fire; parks, recreation and grounds; public works; purchasing; and water). A total of eight steps are recommended for the development of a CIP:

- Prepare an inventory of all capital facilities.
- Rate the existing level of service for each infrastructure element.
- Identify the structure needs.
- Identify options to meet needs and cost estimates to all projects over the next six years.

Prepare a draft CIP that includes a review of each project against the master plan and CIP prioritization criteria:

- Establish financial capacity for financing public works proposals over the next six years.
- Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
- Select projects to be undertaken during the coming year which become the capital budget. The remaining projects become part of the capital improvements program for the subsequent five years.
• Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
• After public review and hearing, the CIP is adopted by the township board with any agreed upon amendments.
• Implement current year of the CIP.
• Monitor projects and update the CIP annually.

The Michigan Planning Guidebook notes that “in smaller communities with few capital improvements,” such as Summit Township, the process can be simplified. “Each office, agency, or department responsible for public works is asked to submit proposed public works and the planning commission as a whole reviews and prioritizes them all — ensuring they are consistent with the master plan.”