



ATTICA TOWNSHIP MASTER PLAN 2004

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Attica Township

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TABLE OF CONTENTS

CHAPTER

1. INTRODUCTION	1-1
2. REGIONAL SETTING.....	2-1
3. VISION STATEMENT, GOALS & OBJECTIVES	3-1
4. LAND USE PLAN	4-1
5. THOROUGHFARE PLAN.....	5-1
6. IMPLEMENTATION STRATEGIES & OPPORTUNITIES.....	6-1
Appendix 1: EXISTING LAND USE INVENTORY	1
Appendix 2: POPULATION, HOUSING, & ECONOMIC ANALYSIS.....	1
Appendix 3: ADOPTION PROCESS.....	1



This 2021 Master Plan update confirms the direction of the township's 2004 and 2016 Master Plan, and reassesses the plan's vision and direction in the context of current public input, demographic data, and updated information about existing conditions.

A Master Plan is a long-range policy document that is intended to guide future decision-making related to land use and community development. It is intended to portray a clear statement of community goals and objectives – a vision of the future—and plans to achieve the vision.

A community's Master Plan is like a blueprint for the future. If it is followed carefully, it will have a lasting, positive impact on the built and natural environment.

***Master Plan
= Guide***

The Master Plan is a comprehensive document, long-range in its view, and is intended to guide development in the Township over a period of 10 to 20 years. The Master Plan sets forth public policies that will be followed regarding development and redevelopment.

The information and concepts presented in the Master Plan are intended to guide local decisions on both public and private uses of land, as well as the provision of public facilities. A sound Master Plan promotes a land use pattern that is consistent with a community's goals.

WHY WE PREPARE A MASTER PLAN- STATUTORY BASIS

Per the Michigan Planning Enabling Act of 2008, "A local unit of government may adopt, amend, and implement a master plan as provided in this act." In addition, the Michigan Zoning Enabling Act of 2006 requires that the zoning ordinance be based upon a plan designed to promote the public health, safety, and general welfare.

INTRODUCTION

RELATIONSHIP BETWEEN THE MASTER PLAN AND ZONING ORDINANCE- POLICY BASIS

Zoning is a regulatory mechanism for controlling the classification and regulation of land use. It has the force of law. The Zoning Ordinance controls land uses based on today's conditions.

Unlike the Zoning Ordinance, the Master Plan is a set of policies, not laws. While the Zoning Ordinance and Zoning Map regulate current and proposed land use, the Master Plan and its maps and policy statements are intended to guide land use decision-making over the long term. The Master Plan is a community's "vision", while the zoning ordinance contains the rules that govern the path to that vision. **State law requires that the zoning ordinance be based on a plan.** Therefore, the Master Plan forms the basis upon which zoning decisions are made.

*Zoning
Ordinance
= Law*

With a Master Plan in place, zoning decisions consistent with the plan are presumed by the courts to be valid; it is up to the challenger to prove the municipality's action is not valid. Without a Master Plan, the courts may find the Township's argument to be weaker, leaving the community more vulnerable to a ruling inconsistent with the community's vision.

THE PLANNING PROCESS

Attica Township initiated the Master Plan process by working with its planning consultant to prepare an inventory and analysis of existing conditions. The Planning Commission reviewed its regional setting, community facilities, existing land use, natural features, and population characteristics. Problems, opportunities, and community assets were identified. The complete existing conditions analysis findings are provided in the Appendix of this document.

Understanding the important role of the public in updating the Attica Township Master Plan, the Planning Team developed a survey to obtain input from residents. The public input survey was designed to gather information about their vision for Attica Township over the next 10 to 20 years in areas such as future development, housing options, place of work options, additional services, and what they value most about Attica Township. The survey was available for over five (5) weeks beginning February 12, 2015. It was advertised on the Township website and an email bulletin sent to the Planning Commissioners to share with friends and neighbors. See Appendix of this document for the full text of the public input survey.

The majority of respondents (59%) indicated they continue to support a balance of rural residential and agricultural preservation with some new development, in keeping with the rural and agricultural character of Attica. The responses to what type of future growth and development had 73% in favor of internet connectivity throughout the entire community. Participants believed strongly in growth and development that would preserve and protect sensitive natural areas to improve the quality of life in the Township. 53% of responses also wanted future non-residential development to be heavily screened with landscaping in order to protect residential areas. Residents most frequently said "rural", "peaceful", "friendly", and "natural" when asked for three words to describe why they value Attica Township. In the word cloud below, the larger the word, the more times it was offered in response.

INTRODUCTION



Residents overwhelmingly (82%) responded that they did not want a shopping district, in contrast to 12 percent in favor, stating their opposition due to Lapeer and Imlay City already providing the shopping services needed. The majority (81%) also did not want to see other housing options in the Township of single family residential. Residents who completed the survey stated they planned to remain in their current homes with minimal modifications over the next 10 to 20 years.

Most residents (69%) were not in favor of having job locations closer to home for residents, while 19% of residents were in favor. Most of residents agreed that natural features and open space are an important reason in choosing to live in Attica Township, and that wildlife corridors should be preserved as an integral part of any new residential or recreation development in the Township (93%). They feel new developments in the Township should preserve as many natural features of the land as possible (93%), and that the majority of the Township should remain rural (93%). Sixty-three percent (63%) would like to see some part of the Township permanently set aside as open space.

The next step in the process was for the Planning Commission to develop its goals and objectives statements. The goals and objectives of this Master Plan Update largely reflect the goals and objectives from the 2004 plan.

The Planning Commission then updated the Land Use Plan and Thoroughfare Plan elements. The final chapter of the document includes specific recommendations for plan implementation to chart a path to make the plan a reality. It is important to note that the Future Land Use Plan Map is intended to show generalized land use and is not intended to indicate precise size, shape or dimension. In addition, the recommendations of the Land Use Plan have a long-range planning horizon and do not necessarily imply that short-range rezoning is appropriate.

INTRODUCTION

The final step in the planning process was to garner additional public input through a public hearing, which is required by the Township Planning Act. This final segment of the process provided an opportunity to receive public input prior to the adoption of the plan.

As part of the 2021 master plan update, the Planning Commission reviewed and update the Existing Land Use, population, housing and economic analysis, and Thoroughfare Plan. These core sections of the master plan were a foundation for the next part of the discussion to evaluate the vision statements, goals, and objectives, land use plan, and implementation sections of the master plan. The Planning Commission held a public hearing on January 27, 2022.

By working closely with the residents, business owners, planning experts, and surrounding communities, the Township has developed a plan that attempts to balance the competing interests that impact many land use decisions. These include jobs and tax base on one side and protection of quality of life and natural resources on the other. Through careful planning and implementation of the plan, the Township can build on its tax base and provide for high-quality new growth, while preserving important environmental assets, maintaining community character, and protecting the overall public health, safety and welfare.



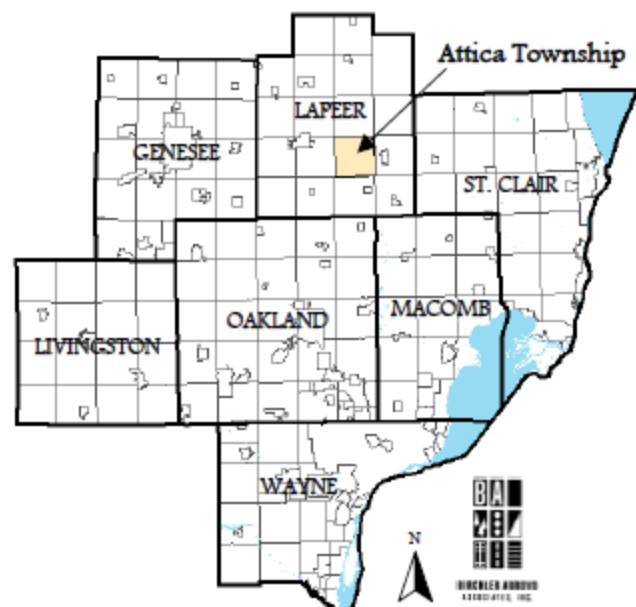
The future of a community is determined by many factors. Some are the result of local decisions, while others result from action taken outside the community. Very few communities are self-sufficient. Rather, the interaction between communities within a region gives each one the opportunity to grow and develop.

REGIONAL LOCATION

Attica Township is located approximately two miles west of Imlay City and four miles east of the City of Lapeer. Port Huron is about 35 miles east of the Township; Flint is approximately 25 miles to the west; and the City of Detroit lies approximately 50 miles south via M-53.

Interstate 69 traverses the Township from east to west and is the primary highway in Attica. Constructed in the early 1980s, I-69 replaced M 21 (Imlay City Road) as the primary highway providing regional access between Attica Township and points east and west. I-69 not only connects Attica to western Michigan and northern Indiana, it also provides a direct connection to the Blue Water Bridge and our Canadian neighbors in Ontario.

**Map 2-1:
Regional Location**



REGIONAL SETTING

REGIONAL INFLUENCES

LAPEER COUNTY PLANNING COMMISSION

The 2006 Lapeer County Comprehensive Development Plan designates the majority of Attica Township for Agricultural or Prime Agricultural land use. The north-central portion of the Township is designated for Low Density Residential and Rural Residential use, and two commercial areas are designated at the intersections of Lake Pleasant Road with Imlay City Road and I-69.

ADJACENT COMMUNITIES

In addition to regional plans that may affect the future development of Attica Township, local plans by neighboring communities may also influence land use on the Township's boundary. The following brief descriptions highlight the elements of master plans of adjacent townships as they relate to the bordering areas of Attica Township.

Arcadia Township

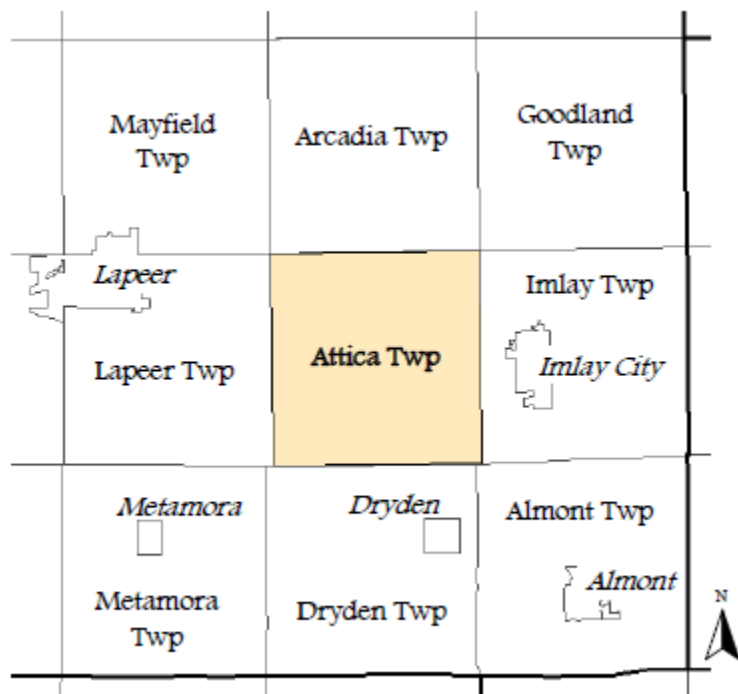
The Arcadia Township Master Land Use Plan was adopted in February 1999. The majority of Arcadia's border with Attica is planned for Agriculture and Rural Residential uses. The plan describes this designation as suitable for areas of the Township intended to be occupied by persons engaged in farming activity or who desire to live in a rural environment. A minimum 2-acre lot size is recommended.

A small pocket of Commercial is planned at the northeast and northwest corners of the Lake Pleasant and Bowers Road intersection. According to the plan, commercial uses in this location are intended to primarily serve local residents. Surrounding this intersection is a relatively small area planned for Single Family Residential use which is intended for approximately one dwelling unit per acre. In addition, approximately one-quarter mile east and west of Lake George Road is designated for Mobile Home Park use.

Lapeer Township

The Lapeer Township Master Plan was adopted in January 1994. Two types of land uses are planned along Attica's western border: Agriculture / Rural Preservation and Single Family Residential. The area north of Imlay City Road is designated for low density single family use, as is a small area between Greenwood and Peppermill Roads. The plan describes low density areas as being appropriate for approximately one dwelling unit per acre. The area between Imlay City Road and the Grand Trunk Railroad is designated for moderate density single family (two to three dwelling units per acre). The remainder of Lapeer Township's border with

**Map 2-2:
Adjacent Communities**



REGIONAL SETTING

Attica is planned for Agriculture / Rural Preservation which has a recommended density of 0.2 dwelling units per acre.

Dryden Township

The Dryden Township Master Plan was updated in 2003. Nearly the Township's entire northern border adjacent to Attica is planned for Agricultural / Rural Residential land uses. The only exception is the Huntsman Hunt Club land between Lake George and Haven Roads south of Attica Township Section 33 which is planned for Recreation use. The plan also designates the former Grand Trunk rail line, running north-south through the Township and extending into Attica Township, as a future Rails to Trails route.

Imlay Township

The Imlay Township Master Plan was recently amended in February 2014. All of Imlay Township's western border adjacent to Attica is planned for Single Family Residential use except for a small pocket of Open Space surrounding the North Branch of the Belle River. The Single Family Residential designation is intended to accommodate primarily residential development with densities ranging from 0.5 – 3 units per acre, depending upon the availability of public utilities.

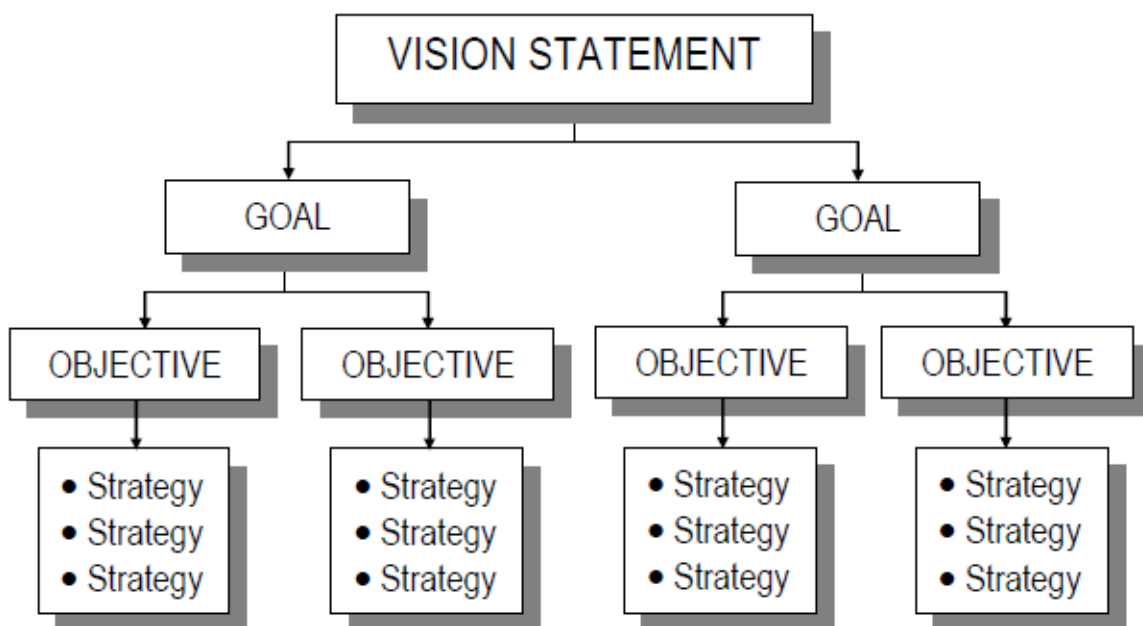


Attica Township held an “Issues and Solutions” workshop in late September 2003 where the Planning Commission sought input from residents, community leaders, and neighboring townships. This input, along with the foundation of the Goals and Objectives from Attica’s 1998, 2004, and 2016 Master Plan were used in the creation of the current goals and objectives in this Master Plan. As part of the 2021 update, priorities were evaluated to ensure they still align with the community’s vision and implement strategies previously adopted.

The **Vision Statement** is a guide to provide direction to the Planning Commission in the formulation of the goals and objectives of the Master Plan. Goals are typically very general statements about the quality and character of the community that are not very easily quantified or measured. **Goals** must be translated into measurable **objectives** that can be prioritized and pursued by instituting specific **strategies** that will be followed. The goals and objectives proposed are intended to result in a specific quality and character for the community. This will be achieved by following strategies designed to permit measurable progress toward achieving the Township’s objectives. These strategies will have to balance the public purposes inherent in planning for the long-range future of the community with the rights of private property owners to develop an appropriate use of their land.

The following illustration provides a graphic depiction of the relationship between the vision statement, goals, objectives, and strategies.

VISION STATEMENT, GOALS & OBJECTIVES



VISION STATEMENT

Attica Township intends to promote a vision of its future where:

- clean air, water, and soils are the rule but are not taken for granted;
- residents and visitors continue to enjoy the Township's rural and agricultural characteristics and natural surroundings;
- new development is a positive contribution to the community;
- growth and development occurs in a manner that contributes to the community's unique rural character;
- residential development contributes to and accommodates the variety and complexity of the Township's population;
- the local transportation network affords proper motorized and non-motorized access without promoting premature development or densities that exceed carrying capacity;
- land uses are properly located and regulated to prevent adverse impacts on neighboring uses;
- the environment receives attention and protection from adverse influences;
- public services are provided consistent with the community's needs, in a fiscally responsible manner; and
- planning and land use regulatory efforts balance the long-term goals and objectives of the community and the individual resident.

VISION STATEMENT, GOALS & OBJECTIVES

GOALS AND OBJECTIVES

COMMUNITY CHARACTER

GOAL: Protect and enhance the unique community character of Attica Township.

OBJECTIVE: Maintain and promote the rural, agricultural, and open space characteristics of the community.



Strategies:

- Maintain agricultural vistas along country roads by encouraging maintenance of hedgerows by periodic clearing of brush.
- Encourage dedication or preservation of open space areas within new developments.
- Review and consider zoning ordinance provisions which would encourage a range of open space development designs such as cluster housing.
- Review zoning ordinance development standards to reduce requirements which result in unnecessary loss of open space.
- View open space preservation comprehensively; preservation efforts should result in large tracts of preserved land and connecting corridors rather than smaller isolated parcels.

OBJECTIVE: Protect and enhance the environmental assets in the Township, including clean air, water, and soils, as well as the woodlands, wetlands, lakes, wildlife, and viewsheds.

Strategies:

- Obtain air quality improvements through restrictions on burning and regulations covering business emissions.
- Establish appropriate buffer zones around wetlands, lakes, and river edges.
- Protect surface and groundwater through promotion of best practices regarding fertilizers, pesticides, septic-system location, and filtration of storm water runoff.
- Promote management of wooded areas and selective cutting to enhance woodland quality.
- Review current ordinance provisions and review procedures to ensure adequate wetland and woodland identification and preservation measures are in place.
- Consider zoning ordinance woodland protection standards for land uses which impact woodlands due to design.
- Support the use of land trusts or conservancies to accept donations of land, purchase sensitive properties, and manage and protect designated open spaces.
- Encourage maintenance of wildlife corridors by providing natural features connections through all adjoining developments.
- Consider zoning ordinance provisions which encourage development designs which minimize lot coverage, maximize open space, and allow flexibility in accommodating and protecting environmentally sensitive areas.

VISION STATEMENT, GOALS & OBJECTIVES

OBJECTIVE: Review all development proposals to ensure that future projects will be compatible with Attica's rural character, and will not detract from its environmental assets.

Strategies:

- Promote a pattern of development that is based upon the natural capacity of the land to support homes and other uses.
- Encourage rural, agricultural, and/or open space to be incorporated as a feature of all new development.
- Add tree and woodland protection standards to the Township Zoning Ordinance.

AGRICULTURE

GOAL: Promote stable and economically viable agricultural operations within appropriate areas of the Township.

OBJECTIVE: Encourage the continuation of agricultural activities and discourage non-agricultural development in planned agricultural areas.

Strategies:

- Maintain and enhance zoning provisions which accommodate agriculture as a permitted principal use.
- Consider development of a prime agriculture zoning district which restricts land uses to only those activities associated with farming.
- Encourage and support PA 116 Farmland Preservation applications when located in areas planned for agricultural uses.
- Analyze the zoning ordinance to reduce or eliminate non-agricultural land uses within planned agricultural areas.
- Encourage future development on land that is inappropriate for agriculture or will not influence the status of agriculture and natural resources in Attica Township.
- Evaluate lot size restrictions for residential properties so that agricultural activities can be continued on the interior acreage, while accommodating limited residential uses in planned agricultural areas.

OBJECTIVE: Accommodate the development and continuation of agricultural support uses and activities necessary to the continued vitality of agricultural operations.

Strategies:

- Develop and/or maintain zoning standards which accommodate farm implement sales and service in commercial districts and, in appropriate instances, in agricultural areas.
- Continually update the zoning ordinance to accommodate new agricultural activities that are appropriate for the Township.

OBJECTIVE: Minimize the conflicts between agricultural and non-agricultural activities.

Strategies:

- Enhance zoning standards which encourage cluster development patterns to allow open space buffers between residential and agricultural uses.

VISION STATEMENT, GOALS & OBJECTIVES

RESIDENTIAL

GOAL: New residential development in Attica Township should provide a variety of housing opportunities, while still maintaining and promoting Attica's rural character.

OBJECTIVE: Encourage residential development designs which increase open space and decrease negative impacts on agriculture and the visual and natural environment.

Strategies:

- Design residential development standards to be directly related to the natural capacity of the land.
- Develop and/or enhance zoning standards which encourage cluster, single-family attached, zero lot line and other development patterns which result in open space buffers between residential and agricultural uses.
- Include incentives in the zoning ordinance to encourage preservation of agricultural lands and open space, including reductions in lot size in exchange for open space preservation.
- Increase the use of pre-application conferences with developers to ensure that Township ordinances and policies are considered at the beginning of site design.
- Utilize hedgerows, woodlots, and natural topography to enhance views, provide wildlife habitat, and provide adequate privacy for homeowners.
- Monitor engineering and drainage issues for new residential developments to ensure that they do not negatively impact existing development.

OBJECTIVE: Concentrate higher density residential development adjacent to the settlement of Attica in proximity to services and potential utilities.

Strategies:

- Provide opportunities through zoning for affordable housing developments.
- Concentrate development where soils are adequate for septic tank systems or where sewers are most likely to occur first.
- Consider adoption of specific zoning standards which require appropriate water and sewer service for higher density development.
- Maintain zoning ordinance provisions which only accommodate low density residential development in areas not adjacent to the settlement of Attica.
- Accommodate higher density residential development (apartments, mobile home parks, etc.) in those areas designated for such uses on the Master Plan in close proximity to the settlement of Attica.

VISION STATEMENT, GOALS & OBJECTIVES

COMMERCIAL

GOAL: Provide commercial retail and service facilities to meet the present and future needs of the Township's residents.

OBJECTIVE: Locate commercial uses in areas where demand warrants, ingress and egress will not impede traffic flow, and where available utilities will logically arrive first.



Strategies:

- Recognizing that Lapeer and Imlay City will continue to provide the majority of the Township's commercial needs, base approval of commercial and office development in Attica Township primarily on the Township's residents' convenience needs.
- Accommodate commercial, office, and service facilities through commercial zoning in proximity to the settlement of Attica and at the I-69 / Lake Pleasant interchange.
- Provide adequate commercially zoned land within planned commercial areas to satisfy demand.
- Prevent extensive commercial development in the Township's agricultural areas.
- Review zoning ordinance standards for commercial uses to ensure that development criteria encourage commercial development within planned commercial areas and discourage it elsewhere.

OBJECTIVE: Minimize the negative impact of commercial development on roads, adjacent land uses, and the environment.

Strategies:

- Increase the use of pre-application conferences with developers to ensure that Township ordinances and policies are considered at the beginning of site design.
- Address the relationship between adjacent uses by developing site plan review standards that encourage service drives, interconnected parking and shared drives, landscaping, screening, and signage which is cohesive and compatible with the existing development patterns.
- Work with the Road Commission and the Michigan Department of Transportation (MDOT) to reduce the number of driveways for individual commercial sites.
- Create a "Developer's Guide" to explain review procedures and specify required traffic, environmental, and design requirements.
- Review and enhance the zoning ordinance screening and landscaping requirements for commercial sites.
- Review existing code enforcement efforts to ensure adequacy of violation response.
- Review sign standards to ensure appropriate scale and lighting.

VISION STATEMENT, GOALS & OBJECTIVES

OBJECTIVE: Direct commercial development toward the village concept area to increase the viability of the settlement.

Strategies:

- Continue to evaluate new commercial uses and adding them to the zoning ordinance if they are appropriate in the Township.
- Designate land in the village concept area for local business use.
- Encourage the development of small businesses in the village concept area.
- Encourage and offer opportunities for relocation of home-based businesses that now require commercial designation.
- Incorporate design guidelines into the zoning ordinance to define and promote a unified character.
- Encourage an ice cream store, gas station, bar, or bakery in the commercial areas in the township.

INDUSTRIAL

GOAL: Provide for a limited range of light industrial uses in appropriate areas of the Township.

OBJECTIVE: Concentrate industrial development in those areas of the Township which are in proximity to potential future utilities, and near the Imlay City Road / Grand Trunk right-of-way with appropriate road access.

Strategies:

- Provide adequate industrial zoned land within planned industrial areas with appropriate access to paved Class A county roads or the Grand Trunk Railroad.
- Review zoning ordinance standards for industrial uses to ensure that development criteria encourage industrial development within planned industrial areas and discourage it elsewhere.
- Continue to evaluate new industrial uses and add them to the zoning ordinance if they are appropriate in the Township.

OBJECTIVE: Minimize the negative impact of industrial development on roads, adjacent land uses, and the environment.

Strategies:

- Increase the use of pre-application conferences with developers to ensure that Township ordinances and policies are considered at the beginning of site design.
- Address the relationship between adjacent uses by developing site plan review standards that encourage service drives, combined parking and drives, landscaping, screening, and signage which is cohesive and compatible with the existing development patterns.
- Work with the Road Commission and MDOT to reduce the number of driveways permitted for individual industrial sites.
- Review and enhance the zoning ordinance performance standards for all uses relating to hazardous materials and other negative environmental impacts.
- Review and enhance the current site plan review procedures and standards to address environmental considerations more thoroughly.

VISION STATEMENT, GOALS & OBJECTIVES

- Review and enhance the zoning ordinance screening and landscaping requirements for industrial sites.
- Review existing code enforcement efforts to ensure adequacy of violation response.

PUBLIC SERVICES

GOAL: Provide adequate public services to accommodate the existing and future population of Attica Township

OBJECTIVE: Concentrate higher density residential, commercial, and industrial development in proximity to the settlement of Attica and the location of potential logical future utilities.

Strategy:

- Review zoning ordinance standards to ensure that development criteria encourages higher density residential, commercial, and industrial development within planned areas close to the settlement of Attica and potential future utility provisions.

OBJECTIVE: Provide adequate recreational facilities throughout the Township.

Strategies:

- Continue to maintain the community recreation plan for the Township.
- Seek available recreation funding or facility improvements from grants, contributions, or dedications.
- Develop cooperative associations with other communities or private non-profit organizations to develop recreational facilities or programs.
- Consider feasibility of a non-motorized path system in future recreation plans and programs.

OBJECTIVE: Provide adequate public safety services to Township residents.

Strategies:

- Continue current police services with Lapeer County Sheriff and State Police.
- Continue current fire protection services provided by the Attica Township Fire Department.
- Continue to support the Lapeer County EMS.
- Investigate the development of a first-responder facility in order to decrease response time for Attica residents.

OBJECTIVE: Provide adequate cemetery facilities for current and future Township residents.

Strategy:

- Identify and plan for areas that may be appropriate for cemetery development.
- Continue to provide quality maintenance of the existing cemetery.

OBJECTIVE: Provide adequate and up-to-date telecommunications capabilities to Township residents and businesses.

Strategies:

- Ensure that Attica Township's telecommunications infrastructure is upgraded to provide broadband telecommunications capabilities with all new development and redevelopment.

VISION STATEMENT, GOALS & OBJECTIVES

- Encourage local telephone and cable operators to include Attica Township in their plans to upgrade the telecommunications infrastructure.

TRANSPORTATION

GOAL: Provide a transportation network that facilitates the safe and efficient movement of people and goods.

OBJECTIVE: Minimize the impact of development on roads.

Strategies:

- Increase the use of pre-application conferences with developers to ensure that Township ordinances and policies are considered at the beginning of site design.
- Encourage developers to make improvements to roads impacted by their developments, such as acceleration / deceleration and passing lanes.
- Address the relationship between adjacent uses by developing site plan review standards that encourage service drives, combined parking and drives, landscaping, screening, and signage which is cohesive and compatible with the existing development patterns.
- Work with the Road Commission and MDOT to reduce the number of driveways for individual sites.

OBJECTIVE: Maintain and enhance current road network.

Strategies:

- Keep an appropriate balance between accessibility and mobility.
- Evaluate sight distance and clear vision at the corner of Imlay City and Lake Pleasant Roads.
- Identify and prioritize road areas in need of drainage improvements.
- Seek out sources of funding for drainage improvements.

OBJECTIVE: Concentrate development of non-residential and higher density residential uses on paved, Class A roads.

Strategies:

- Provide high density residential and non-residential zoned areas on paved, Class A roads.
- Develop zoning standards which encourage higher density residential and non-residential uses only in those areas where direct access to appropriate paved roads is feasible.



Planning the Township's future requires creative thinking and the ability to visualize the character Attica should exhibit many years from now. Increased development within Attica Township is certain to occur in the next ten to twenty years as evidenced by the population growth trend within nearby townships in Lapeer County. The time is right to envision a unique future for Attica, different from the development patterns rapidly consuming land in many other communities. The Township's Land Use Plan specifies the future direction of anticipated growth within the Township and is based upon the analysis of existing conditions, vision statement, and goals and objectives components of the Master Plan. The Land Use Plan represents the Planning Commission's long-range vision for growth, development, and redevelopment within the Township.

LAND USE DESIGNATIONS

Following are descriptions of the land use categories included on the Land Use Plan as well as specific recommendations for each land use category.

RECREATION / OPEN SPACE

Planned recreation areas include the Township Park at the Civic Center complex, the Hunters Club Creek on Sutton Road, Township owned 51-acre woodlot at the northwest corner of Imlay City and Mitchell Lake Roads, and the Michigan Christian Youth Camp on Lake George Road.

PRIME AGRICULTURE

These areas are planned for continued agricultural uses, in order to preserve and foster Attica's traditional function as a farming community. Non-agricultural land uses, including intensive single-family residential developments, are considered incompatible with the intent of Prime Agriculture planned areas. Any homes

LAND USE PLAN

constructed in this district should be placed at no more than 0.2 dwelling units per acre. The Prime Agriculture areas generally meet the following criteria:

- Majority of soils are designated by the USDA as prime agricultural land.
- Parcel sizes are large.
- Non-agricultural uses are limited.
- Farming operations are ongoing.

Approximately 5,768 acres are planned for Prime Agriculture.

RURAL RESIDENTIAL

This category is intended to accommodate primarily agricultural land uses, farm dwellings, and non-farm dwellings that are in keeping with the rural and agricultural character. Residential development at densities of 0.4 units per acre is anticipated in areas planned for Rural Residential. A large portion of the Township, roughly 11,305 acres, is planned for Rural Residential. Maintaining the rural views from the roadside, often referred to as the “viewshed” is extremely important in these areas, in order to preserve the Township’s rural character even as limited low-intensity development occurs. Cluster developments, where more open space is preserved, would help to achieve the desired character of the Rural Residential district.



Trees screen residential uses from a road in another Michigan township.



This low density single family development is scarcely visible from the road, except for its sign.

LOW DENSITY RESIDENTIAL

Areas of Low Density Residential uses at densities of 0.67 units per acre surround the Village, encompassing about 2,969 acres. The establishment of Low Density Residential neighborhoods near the Village will help to establish community character while providing support for retail uses there. Cluster housing developments would be appropriate in these areas. Screening from roadways is also very important for more densely developed residential uses, in order to preserve the rural character of the Township.

VILLAGE RESIDENTIAL

This category, planned for approximately 582 acres, includes most of the land in the Village area, as well as land surrounding Elk Lake. This district is intended to accommodate residential land uses at a scale and density which is compatible with the historical residential development patterns in the Village, about 4 dwelling units per acre. This density will ultimately require some type of central sewage disposal system.

Even without additional development, the protection of Elk Lake and Lake Pleasant will require some type of municipal system. Architectural and spatial compatibility is anticipated through development of architectural design standards, zoning standards for reduced setbacks, and the provision of modified design standards for lots and roads to compliment the historical patterns of Village area development. Residential densities in this

LAND USE PLAN

classification could include duplexes and attached residential development of architecturally compatible design and scale. Please see the Village Area Plan for more information.

HIGH DENSITY RESIDENTIAL

This 230-acre area to the north and east of Lake Pleasant provides an opportunity for traditional multiple family development at densities of 5.0 units per acre, such as rental apartments and attached condominium units. Sewer and water services would be necessary to achieve this density, as noted above for Village Residential.

MOBILE HOME PARK

One area of about 85 acres is designated for a Mobile Home Park use with a recommended density of four units per acre. Sewer and water services would be necessary to achieve this density, and could be provided by a private system licensed by the MDEQ.

VILLAGE RETAIL

This 13-acre area is intended as the Village's "downtown." Uses appropriate here include shops and offices designed to serve the Township's population and a limited number of patrons from beyond the Township's borders. Examples of uses that would be appropriate here include coffee shops, restaurants, food market, gift shops, bookstores, florists, hardware stores, dry cleaners, hair salons, pharmacies, and professional offices. Village Retail uses should be of a size compatible with the general scale of the Village Area, and generate an amount of traffic that will not unduly tax the small-scale street network of the Village.

LOCAL BUSINESS

This 41-acre area at the intersection of Lake Pleasant and Imlay City Roads is planned as a node of development at a key intersection while discouraging strip commercial development along roadways throughout the Township. Local Commercial uses are similar to those encouraged in the Village Retail category, but they may be higher traffic generators or may require a larger building or more parking than would be appropriate in the Village setting. Uses such as drug stores, florists, beauty salons, and modest-sized grocery stores are included in this category.

HIGHWAY COMMERCIAL

The planned Highway Commercial area at the junction of I-69 and Lake Pleasant Road, which includes 72 acres, is intended for land-intensive, individual users which require highway exposure. Extensive landscaping and screening and quality architectural design is the goal. Uses could include motel, fast food, convenience store, automobile service station, vehicle dealerships, home center stores, and the like.



Local business uses should be well designed and landscaped so that they are compatible with nearby residential uses.



This large store incorporates design elements such as awnings and second-story windows that greatly improve its appearance.

LAND USE PLAN

LIGHT INDUSTRIAL

Provides sites for typical light manufacturing, assembly, prototype development, and similar uses in the setting of a modern Class A, industrial park. This category is intended to provide Attica Township with employment for its residents and a balanced tax base. This category includes 201 acres.

PUBLIC

This land use category includes the Township Hall, I-69 rest area, former elementary school now serving as a church, Township Park and museum, cemeteries, and similar uses. This land use category incorporates 150 acres of the Township's land area.



Attica Fire Station

VILLAGE AREA PLAN

The Attica Village area is at the heart of Attica Township. It includes the Township Hall and Park complex, fire station and library, former Attica elementary school now serving as a church, and the small retail shopping core. The Village area is instrumental in making Attica unique among surrounding townships. It is vital that future development in the Village area enhance rather than detract from its character. Encouraging new development in the Village area will also help to concentrate it in one area, while leaving other parts of the Township in their current rural state.

DEVELOPMENT PATTERNS

In comparing aerial photographs of the Township with a parcel map, it becomes evident that a fairly dense development pattern is already in place in the Village; however, the buildings that have actually been constructed do not always follow this pattern. The street system suggested on the map has only been partially constructed, as well as the system of alleys. The diagrams below show the difference between development that is respectful and contributive toward the original pattern and development that destroys the pattern.



Source: *Randall Arendt, Rural by Design: Maintaining Small Town Character*, APA Planners Press, 1994, Page 188.

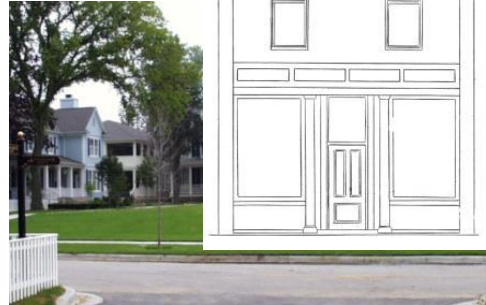
New development that does not relate to the historic settlement pattern (above left) has an “unraveling” effect, as seen in the example in the middle. To avoid this, growth should be a natural extension of the existing pattern, as seen in the example on the right.

LAND USE PLAN

As development occurs in the Village area, the original street grid design should be realized and potentially expanded. If possible, the alley system should also be developed as originally planned, although existing development may make this less feasible.

RESIDENTIAL DEVELOPMENT

Many of the lots to the west of Lake Pleasant Road and south of the railroad tracks are only about a tenth of an acre. People wishing to build new homes in this area would most likely want slightly larger lots. It is important, however, that the general feeling of density be maintained. Otherwise the Village will lose geographic definition. For this reason, the recommended residential density in the Village is 4 units per acre.



In addition to respecting the pattern of development, new residential construction (infill housing) should seek to create harmony with the existing architectural styles of the Village. The homes shown in the photograph at right face a green area and have their garages in the back on an alley. Like many existing homes in the Attica Village area, they feature porches, double hung windows, and steeply peaked roofs.

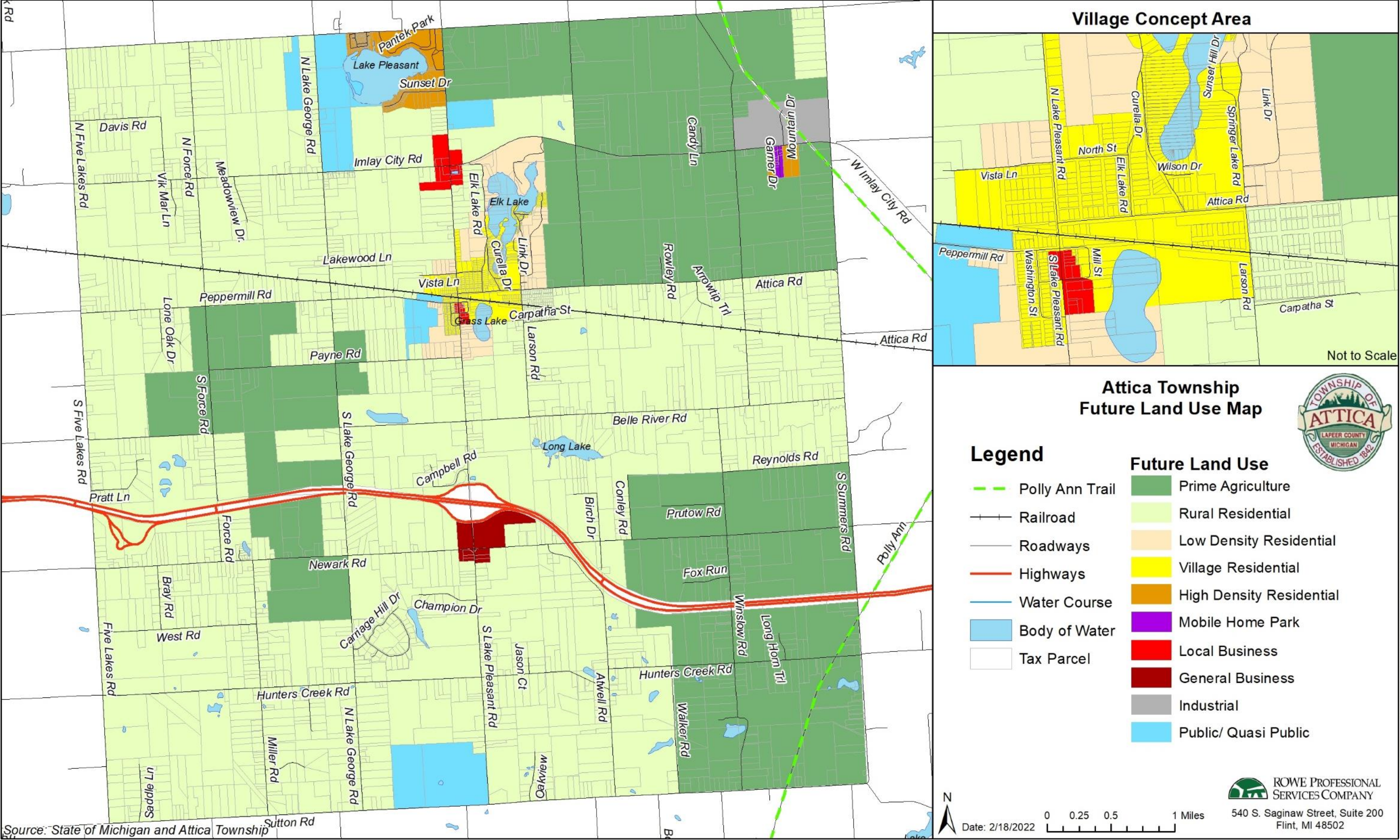
COMMERCIAL DEVELOPMENT

New commercial development in the Attica Village area could take different forms. In keeping with the generally residential character of the Village, some low-intensity commercial establishments could be housed in formerly residential structures, or new structures with a residential character. This antique shop (at right) provides a good transition between residential and retail uses. For larger businesses, a two-story structure such as the one shown at left would be appropriate. The building's scale is small enough to fit into the Village area, but the details and structure are elegant enough to make the building an asset to the community. The owner of the building can make more efficient use of the land as well, since both the ground and second floors can house tenants.

CONCLUSION

The Attica Village area is an important feature of the community and its expansion and enhancement would benefit both the immediate Village area and the Township as a whole. Over the past 100 years, this area has lost some of its original importance: it was once the center of an active lumber and farming community. At one time, the Village was busy enough to support two hotels and active passenger and freight rail service. Any new development should contribute to, rather than detract from, the character of the Village, and improve the quality of life for Township residents.







The thoroughfare plan is an important component of Attica Township's Master Plan process. It requires Attica to consider existing roadway conditions as well as future improvements that may be necessary to support the future land use arrangement prescribed in the plan. The function of the road system and its ability to move traffic in an efficient and convenient manner has a significant impact on the viability of land uses and the overall quality of life in a community. The primary goal of the Thoroughfare Plan is to lay the foundation for a road network that will serve the residents and businesses anticipated in the Land Use Plan chapter. Attica Township's road network includes state and county roadways requiring coordination with the agencies that have jurisdiction over these roads.

EXISTING CONDITIONS

The process for planning a community's transportation system is similar to the land use planning process; it must begin with a study and analysis of existing conditions. This includes an analysis of current traffic volumes and the existing conditions of the Township's roadways.

EXISTING ROAD NETWORK

The major road system in Attica Township is based upon a grid pattern generally following section lines. This layout was influenced by the Ordinance of 1785, which established a land survey system. The survey system resulted in the division of land into congressional townships of six miles square, equaling 36 square miles. Each one square mile was called a section. In addition to making land identification easier, the establishment of townships and sections provided a logical system for the provision of roadways along section lines. Lapeer County has jurisdiction over most of the roads in Attica Township. I-69 is the only interstate freeway in Attica Township, with one interchange at Lake Pleasant Road. Imlay City Road (Old M-21) is a paved former state highway, now under the jurisdiction of the Lapeer County Road Commission.

THOROUGHFARE PLAN

As shown on Map 5-1, Existing Road Conditions, a majority of the roadways within the Township remain unpaved. Paved roads include Lake Pleasant Road, Lake George Road, Bowers Road, Imlay City Road (Old M-21), Newark Road, Elk Lake Road, part of Peppermill Road, and Attica Road. Five Lakes Road is paved north of Peppermill Road. The ability of unpaved roads to carry high traffic volumes depends on their width, alignment, and state of maintenance.

The Existing Road Conditions map also identifies locations on the Township's road system that may be of concern. Such locations include:

- ☐ Offset Intersections (where the center line of the road is shifted on the opposite side of the intersection)
- ☐ Skewed Intersections (angles less than ninety degrees or other unusual configurations)
- ☐ Sharp curves
- ☐ Road closures
- ☐ At grade railroad crossings
- ☐ Bridge closures

The Grand Trunk Western Railroad runs through the northern half of Attica Township on a gentle northwest/southeast diagonal. At-grade railroad crossings are located at: Five Lakes Road between Peppermill and Imlay City Road, Lake George Road just north of Peppermill, Lake Pleasant Road near the junction with Attica Road in the Village, and Larson Road just south of Attica Road.

There is a bridge out on Summers Road near Attica Road, and Force Road is closed at the railroad tracks.

TRAFFIC VOLUMES

The Average Daily Traffic Volumes Map 5-3 shows 24-hour traffic volumes on major roadways within the Township. Data displayed on this map was collected between 2015 and 2021 by the Lapeer County Road Commission. The I-69 freeway carries the most traffic through Attica Township: over 20,000 trips per day. Increased usage of I-69 relieves some of the traffic pressure from other east-west routes such as Imlay City Road. Among surface roads, the highest volumes recorded are on Imlay City Road (Old M-21) and Lake Pleasant Road, each carrying over 5,800 vehicles per day. Significant volumes were also recorded for Newark Road, Lake George Road north of Newark, and Bowers Road. Unpaved roads such as Hunters Creek, Belle River, and Force Roads carry very low volumes (under 500 vehicles per day) and primarily serve residential uses.

THOROUGHFARE PLAN

The recommendations in the Township's Thoroughfare Plan are intended to promote coordination with the various agencies having jurisdiction over roadways within the Township. Recommendations are based on an examination of the current conditions while taking into consideration development anticipated with the implementation of the Township's Land Use Plan.

FUNCTIONAL CLASSIFICATION

Roadway classifications vary but they are generally divided into two types those that carry through traffic and those that carry local traffic. Through roadways provide quick traffic movement while local roadways provide access to abutting properties. It is desirable to physically separate these two road types as much as possible to eliminate conflicting traffic movements, traffic congestion, delays, and accidents. In order to function successfully, the overall traffic circulation system must be carefully integrated. The six basic roadway classifications in Attica Township include freeways, major arterials, arterials, minor arterials, collectors, and local streets.

Freeway

Freeways and limited access highways provide travel routes through communities and across the State, as well as connections to other highways. The I-69 freeway traverses the entire width of Attica Township north and south of Newark Road.

Major Arterial / County Primary

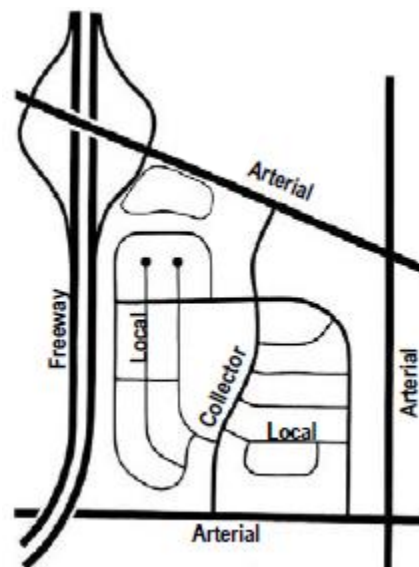
Major arterials provide travel routes from one city to another, and can traverse one or more states. They are most often used for longer trips, as higher speeds are allowed. When a major arterial passes through a more populated area, however, the highway functions more like an arterial: the number of intersections increases and speeds decrease. Major arterials are planned for 150-foot rights-of-way and are intended to handle a maximum daily traffic volume of 45,000 vehicles. As part of this thoroughfare plan, the major arterials are the county primary roadways. Imlay City Road (Old M-21) serves as a major arterial, connecting Attica Township with Port Huron to the east and Grand Rapids to the west. Another east-west major arterial, Newark Road, connects Baldwin Road and M-24 in Lapeer Township with M-53 in Imlay Township. Lake Pleasant Road is the north-south major arterial in Attica. It effectively continues south for quite a distance, by connecting with Rochester Road, via the paved segment of Sutton, and passing through many Detroit suburbs all the way to Royal Oak. Other roadways where only a portion of the road is classified as a county primary roadway include Five Lakes Road, Sutton Road, Summers Road, and Bowers Road as shown in Map 5-2.

Collector

The intent of a collector street is to collect vehicles from the local streets or rural areas and distribute them to either local destinations or to an arterial. The collector street system serves both land access and through traffic. As part of this thoroughfare plan, collectors are county local roads. As shown in Map 5-2, the majority of the roadways in the township are this classification and are maintained by a partnership between Attica Township and Lapeer Road Commission.

Local Street / Road

Providing access to adjacent land is the sole function of local streets (and in rural areas like Attica, local roads). The aim of local streets is to provide access to collector streets and through routes, but in such a manner that through traffic is not encouraged to use the local streets as a shortcut route.



**Figure 5-1:
Road Classifications**

THOROUGHFARE PLAN

RECOMMENDED IMPROVEMENTS

An examination of the existing conditions revealed a number of improvements that could enhance the Township's road network.

Intersection Alignment

Where feasible, intersections should occur as closely as possible to 90 degrees. Offset intersections (where the center line of the road is shifted on the opposite side of the intersection) and skewed intersections (angles less than ninety degrees or other unusual configurations) can be dangerous for both drivers and pedestrians. Problem intersections are shown on the Existing Road Conditions Map (5-1) and recommended improvements are shown on the Thoroughfare Plan Map (5-2).

The intersection of Winslow and Young Roads with Belle River Road is an example of an offset intersection. Ideally, one of these roads should be curved gently to meet Belle River Road at a 90 degree angle directly opposite the other road.

Hunters Creek jogs to avoid a pond just west of its intersection with Atwell Road. Shifting Hunters Creek northward on both sides of Atwell would create a 90 degree intersection.

Another difficult area is the intersection of Attica and Peppermill Roads with Lake Pleasant Road. Since this intersection also incorporates an at-grade railroad crossing, and is located in the Village area, it is likely not feasible to simplify the intersection.

Dangerous Curves

Dangerous curves are found at the corner of Davis and Evans Roads, and on Winslow Road between Hunters Creek and Sutton. If these roads are improved at some point in the future the Road Commission should consider softening the curves to make the roads less treacherous. One consideration that may make this task more difficult at Winslow Road is the presence of extensive wetlands in the area.

At-Grade Rail Crossings

Signal lights are an economically feasible solution to protect motorists from train traffic along at-grade railroad crossings. The Township should work with the railroad to insure the maintenance and installation of these signals where necessary. A standard railroad crossing with lights should be built at Force Road and the road should be re-opened.

Bridges

The Township should continue to work closely with the Lapeer County Road Commission particularly in seeking grant funds in order to reopen the closed bridge on Summers Road. Bridges with weight restrictions should be repaired as soon as possible in order to prevent their eventual collapse and the resulting loss of traffic flow and emergency vehicle access. Weight limits and bridge closures may lengthen the route a fire truck must take to reach individual homes.

Unpaved Local Roads

Improvements to unpaved local roads should reflect the rural character of the Township. Maintenance and improvement activities should enhance the natural appearance of these roadways, maintaining tree canopies and other rural features where feasible.

BIKE / PEDESTRIAN TRAIL

Attica Township should examine the feasibility of a bike path connecting the Township Park / Civic Center Complex with the regional trail system Polly Ann Trail. As shown on Map 5-2, there are two portions of the Polly Ann Trail that go through Attica Township. The first is on the southeast corner and the second on the upper part on the northeast corner of the township. These portions of the trails were converted from old railroad lines.

ACCESS MANAGEMENT RECOMMENDATIONS

As discussed above, most streets provide two functions: 1) to move traffic, and 2) to provide access to land uses that abut them. However, these functions can often conflict because each access point interrupts traffic movement as vehicles enter and exit the roadway. In order to balance these two road functions, access management techniques should be used.

The access management techniques described below primarily apply to large-scale residential and intensive, non-residential land uses. Access management is usually implemented through the site plan review process, and these techniques are suggested as guidelines in that process. Each case will require an individual analysis to determine the appropriate action given the characteristics of the site and use.

Restricting the Number and Spacing of Access Points

Limiting the number of driveways permitted for each land use can help preserve the traffic movement function of a roadway. Proposed and existing land uses should provide the minimum number of driveways needed to provide access to a development site. If additional driveways are proposed, additional street frontage for the subject site and appropriate spacing between existing driveways should be provided.

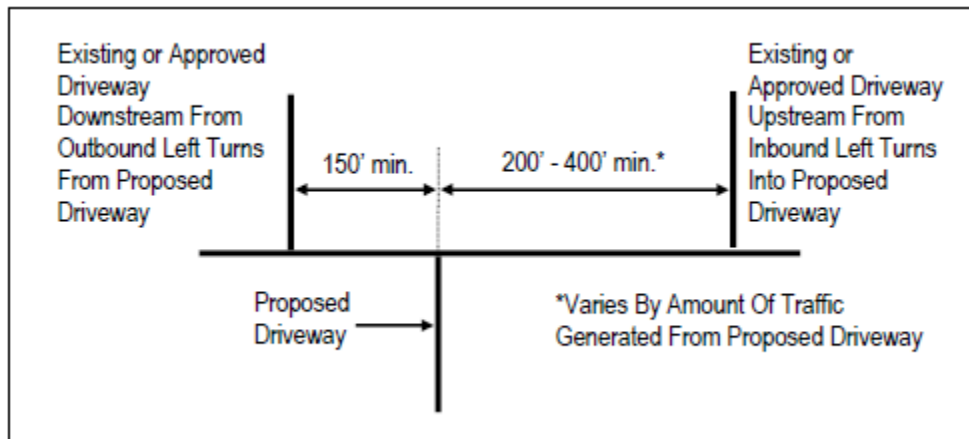
Even if only one access point is proposed, the most appropriate location should be selected to preserve the function of the roadway and more importantly, to assure public safety. Driveways located too close together are safety hazards and they can negatively impact road capacity. Recommended spacing standards for non-residential driveways on the same and opposite sides of the roadway are provided below.

**Table 5-1:
Spacing Standards for Driveways on Same Side of Street**

Road Speed (MPH)	Driveway Spacing (Feet)
25	105
30	125
35	150
40	185
45	230
50 or more	275

Source: FHWA Report IP-82-3, June 1982; FHWA Report RD-76-86, August 1975

**Figure 5-2:
Spacing Standards for Driveways on Opposite Side of Street**



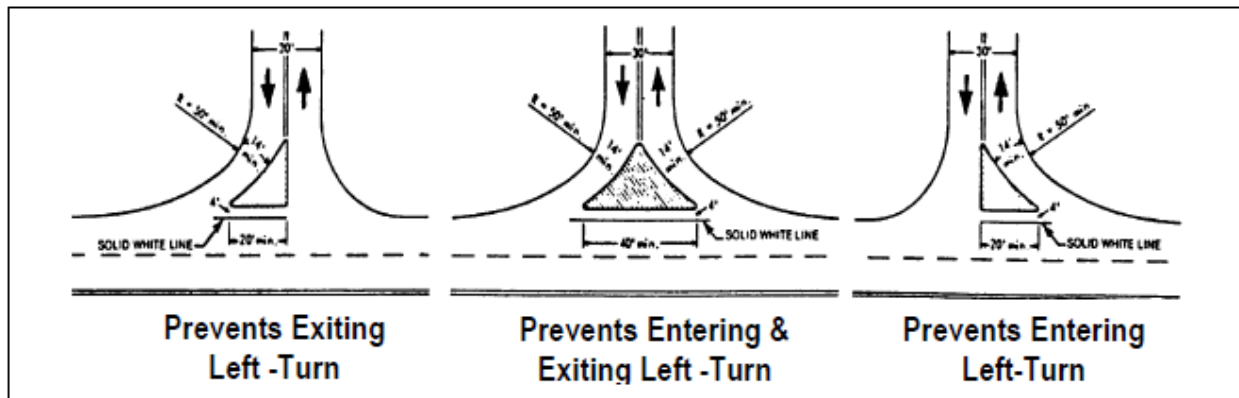
Access / Driveway Design

Another access management technique is assuring proper driveway and intersection design. To begin with, driveways should be designed with adequate width, turning radius, and depth to allow automobiles and large trucks to enter and exit a site safely and efficiently. A clear vision area at the corners of all driveways and intersections is also needed for safe driver visibility.

In addition, uses that generate high volumes of traffic may warrant the construction of deceleration and acceleration lanes adjacent to driveways and intersections. Left turn passing lanes or center left turn lanes may also be necessary. Such improvements are often identified by the completion of traffic impact studies. In general, traffic impact studies are recommended whenever a proposed land use will generate more than 750 vehicle trips per day and/or more than 100 vehicle trips in one direction during the morning (e.g., 7 a.m. - 9 a.m.) or afternoon (4 p.m. - 6 p.m.) peak hour.

Finally, restricting turning movements at a driveway or intersection is often warranted due to traffic volumes or poor spacing of proposed access points to existing driveways and/or intersections. For example, when an existing driveway is too close to an intersection, it is possible to improve the access and safety by restricting turning movements to right turns in and out of a proposed or existing development site. The following graphic illustrates ways in which driveways can be “channelized” to restrict turning movements.

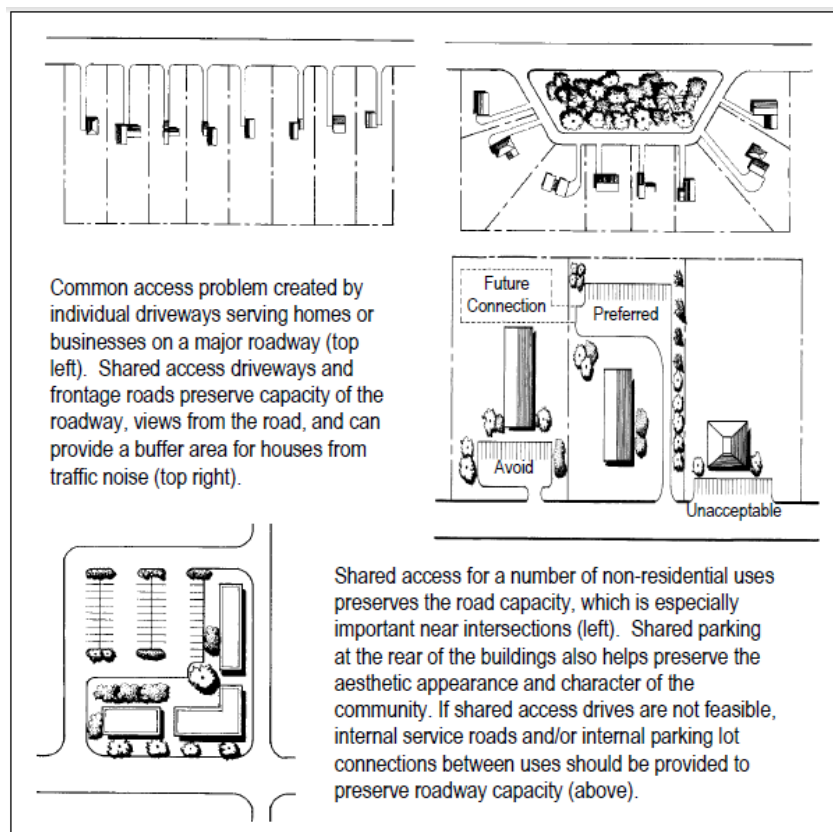
**Figure 5-3:
Driveway Turning Movement Restriction Methods**



Encouraging Shared Access





Providing shared access to a site reduces the number of access points, preserves the capacity of the road, and can even help to maintain the character of the community. Shared access can be achieved through a variety of techniques including shared driveways, frontage roads, service roads and internal connections between sites. As discussed above, access management is critical for non-residential land uses because of their intensive nature and tendency to demand a higher number of access points. The following graphics illustrate ways in which residential and non-residential uses can utilize access management techniques.

**Figure 5-4:
Shared Access Techniques**



THOROUGHFARE PLAN



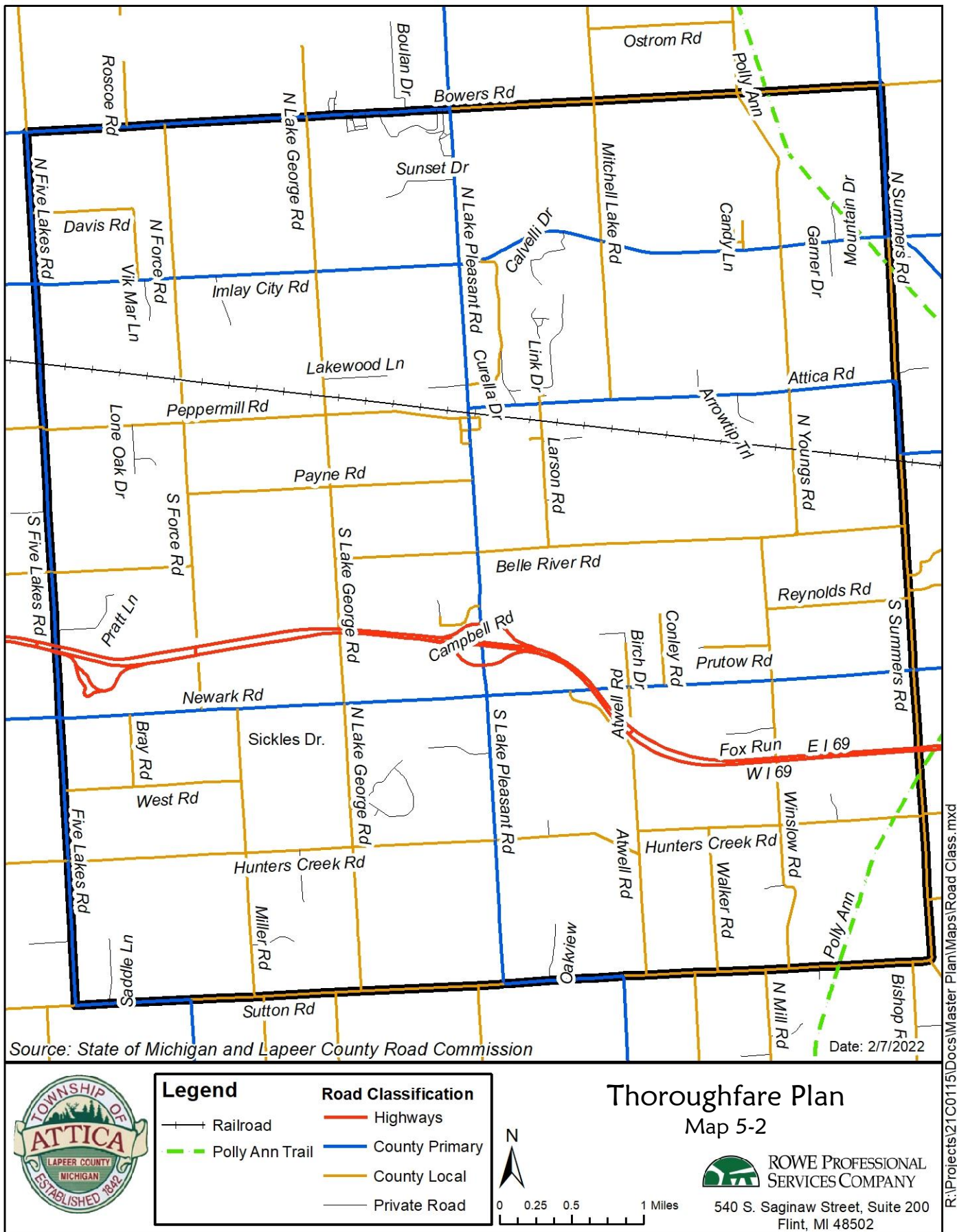
-  AT GRADE RAILROAD CROSSING
-  BRIDGE OUT
-  ROAD CLOSED
-  SHARP CURVE
-  SKEWED / OFFSET INTERSECTION
-  PAVED
-  UNPAVED
-  PRIVATE/LOCAL STREETS
-  I-69 FREEWAY

EXISTING ROAD CONDITIONS ATTICA TOWNSHIP LAPEER COUNTY, MICHIGAN MAP 5-1

Source: BIRCHLER ARROYO ASSOCIATES, INC. FIELD SURVEY. JULY 2003.



THOROUGHFARE PLAN





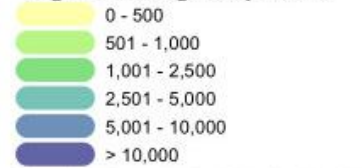
Attica Township

AVERAGE DAILY TRAFFIC

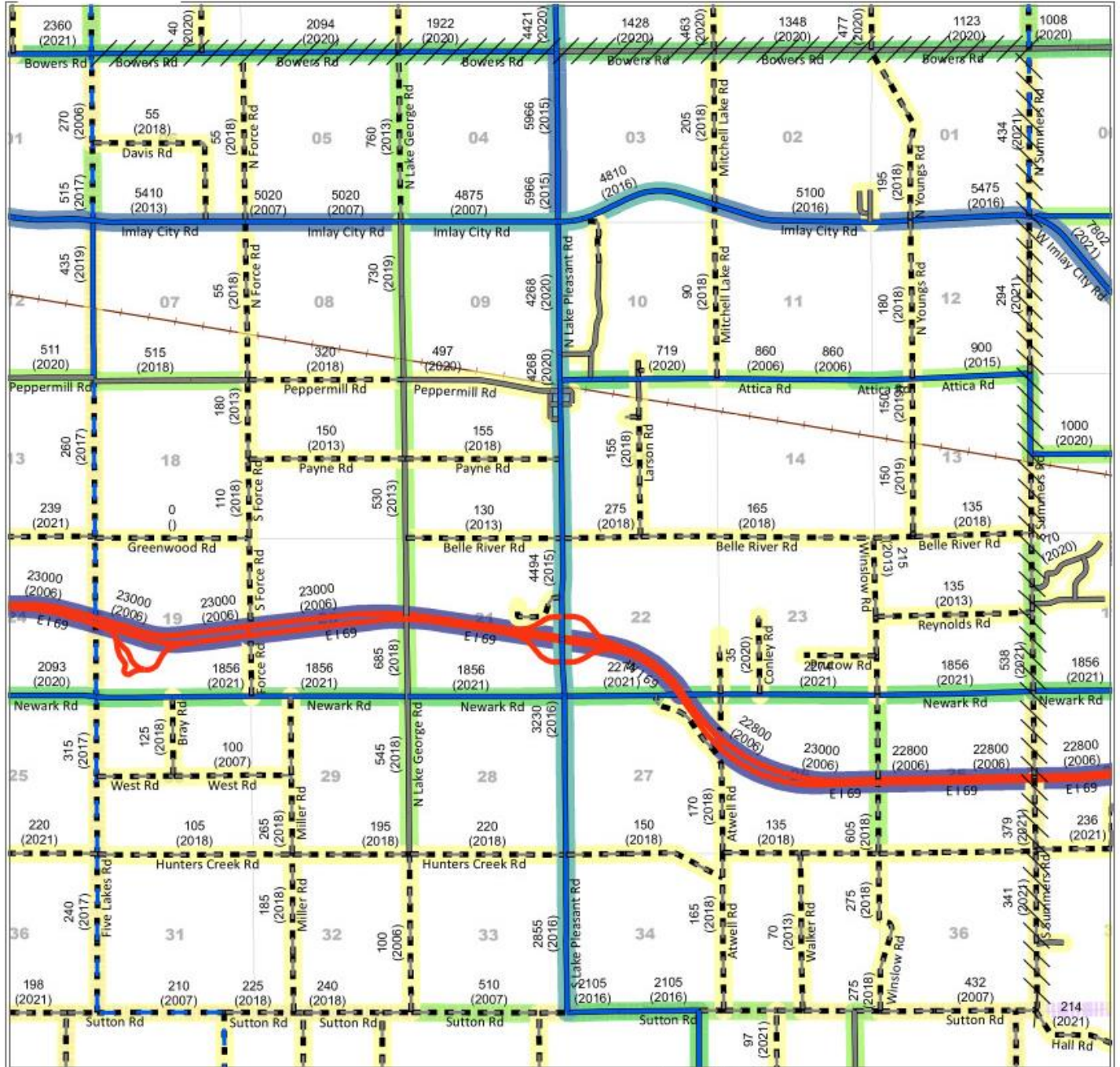
Traffic Count Plan

Map 5-3

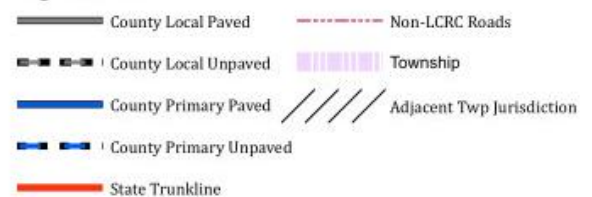
Legend - Average Daily Traffic



(##) Average Daily Traffic (Year)



Legend - Roads



LAPEER COUNTY ROAD COMMISSION

820 DAVIS LAKE ROAD
LAPEER, MI 48446
Phone: 810-664-6272
Web: www.lcrconline.com



The Planning Commission's thoughtful preparation and adoption of the Master Plan would be wasted effort without a program of implementation strategies. Aggressive implementation techniques permit the Township to turn potential problems into real opportunities. The implementation program that follows will attempt to correlate specific plan proposals with appropriate implementation techniques. These techniques should be referred to frequently and used systematically so that the outcome is a consistent program of implementation over whatever period of time is required to achieve the Master Plan recommendations.

IMPLEMENTATION TOOLS

The following is a brief discussion of several key implementation tools available to the Township.

ZONING ORDINANCE STANDARDS

The Township's most effective tool to implement the land use arrangement of the Master Plan is zoning standards and districts. A zoning ordinance is not meant to be a static document. The experiences communities undergo in the application of their zoning rules and the review of unusual new land uses constantly change the body of professional knowledge related to planning and zoning standards. Periodic review of the zoning ordinance will result in the application of the most up-to-date standards for the design of new uses and the maintenance of existing developments. Based on desired changes discussed in the master plan, following is a list of components to review in the zoning ordinance.

IMPLEMENTATION STRATEGIES & OPPORTUNITIES

Community Character

- Encourage dedication or preservation of open space areas within new developments.
- Review and consider zoning ordinance provisions which would encourage a range of open space development designs such as cluster housing.
- Review zoning ordinance development standards to reduce requirements which result in unnecessary loss of open space.
- View open space preservation comprehensively; preservation efforts should result in large tracts of preserved land and connecting corridors rather than smaller isolated parcels.
- Establish appropriate buffer zones around wetlands, lakes, and river edges.
- Review current ordinance provisions and review procedures to ensure adequate wetland and woodland identification and preservation measures are in place.
- Consider zoning ordinance woodland protection standards for land uses which impact woodlands due to design.
- Consider zoning ordinance provisions which encourage development designs which minimize lot coverage, maximize open space, and allow flexibility in accommodating and protecting environmentally sensitive areas.
- Encourage rural, agricultural, and/or open space to be incorporated as a feature of all new development.
- Add tree and woodland protection standards to the Township Zoning Ordinance.

Agriculture

- Maintain and enhance zoning provisions which accommodate agriculture as a permitted principal use.
- Analyze the zoning ordinance to reduce or eliminate non-agricultural land uses within planned agricultural areas.
- Evaluate lot size restrictions for residential properties so that agricultural activities can be continued on the interior acreage, while accommodating limited residential uses in planned agricultural areas.
- Develop and/or maintain zoning standards which accommodate farm implement sales and service in commercial districts and, in appropriate instances, in agricultural areas.
- Continually update the zoning ordinance to accommodate new agricultural activities that are appropriate for the Township.

Residential

- Develop and/or enhance zoning standards which encourage cluster, single-family attached, zero lot line, and other development patterns which result in open space buffers between residential and agricultural uses.
- Include incentives in the zoning ordinance to encourage preservation of agricultural lands and open space, including reductions in lot size in exchange for open space preservation.
- Provide opportunities through zoning for affordable housing developments.
- Consider adoption of specific zoning standards which require appropriate water and sewer service for higher density development.

Commercial

- Review zoning ordinance standards for commercial uses to ensure that development criteria encourage commercial development within planned commercial areas and discourage it elsewhere.

IMPLEMENTATION STRATEGIES & OPPORTUNITIES

- Address the relationship between adjacent uses by developing site plan review standards that encourage service drives, interconnected parking and shared drives, landscaping, screening, and signage which is cohesive and compatible with the existing development patterns.
- Review sign standards to ensure appropriate scale and lighting.
- Continue to evaluate new commercial uses and adding them to the zoning ordinance if they are appropriate in the Township.
- Incorporate design guidelines into the zoning ordinance to define and promote a unified character.

Industrial

- Review zoning ordinance standards for industrial uses to ensure that development criteria encourage industrial development within planned industrial areas and discourage it elsewhere.
- Continue to evaluate new industrial uses and add them to the zoning ordinance if they are appropriate in the Township.
- Review and enhance the zoning ordinance performance standards for all uses relating to hazardous materials and other negative environmental impacts.
- Review and enhance the current site plan review procedures and standards to address environmental considerations more thoroughly.
- Review and enhance the zoning ordinance screening and landscaping requirements for industrial sites.

CODE ENFORCEMENT

Simple code enforcement can often turn the tide with regard to the image of an area and the livability of a neighborhood. More aggressive but fair enforcement of current codes and ordinances could be effective in the following instances:

- ☐ Improve housing conditions
- ☐ Terminate improperly established, non-conforming uses
- ☐ Repair or replace ineffective screen walls and/or greenbelts
- ☐ Eliminate open storage in business districts
- ☐ Eliminate blight in residential areas

SUBDIVISION AND CONDOMINIUM REGULATIONS

Subdivision Regulations and Condominium Regulations Ordinances are valuable tools in achieving the type of residential development desired by the Township. These ordinances should be periodically reviewed and updated to incorporate effective standards that will result in high quality, attractive residential developments.

FEDERAL AND STATE GRANT PROGRAMS

Federal and State grants are much smaller and more competitive than in their heyday during the 1950's through the mid-1980's. There are still programs in place, however, particularly for pollution abatement (sanitary sewers), pedestrian enhancements (related to roadway projects), and parks and recreation. Proper planning in advance is generally the key to success in securing these grants. Often times the granting agency is particularly interested in innovative projects that stretch the grant dollars or present a concept that is transferable to other communities. Projects that involve two or more neighboring municipalities often receive priority for funding.

IMPLEMENTATION STRATEGIES & OPPORTUNITIES

RE-EVALUATION AND ADJUSTMENT OF THE PLAN

The final – and sometimes most difficult – step in the planning process is re-evaluation and adjustment. The process is never really finished. A community's population, economic status, goals, land uses, land use problems, and political climate are constantly changing. It is important to assess how well the Plan is addressing the present land use issues in the community, and whether amendments should be made to keep the Plan relevant and make it the most appropriate guide for the community's future land use. If the Plan no longer reflects the vision of the community, the Planning Commission can then begin the planning process again.

IMPLEMENTATION PROGRAM

Following the important input gathered during the public survey, the Planning Commission has reviewed the goals and objectives for the Attica Township 2022 Master Plan update. This implementation program is intended to provide strategies for meeting those objectives. In creating these strategies, the goals and objectives have been distilled and reorganized into actions to provide a practical guiding framework over the next five years. In addition, each action has been assigned its relative priority; its lead person(s), organization or department; guiding implementation tool and implementation status.

IMPLEMENTATION GUIDING ELEMENTS

Priority

- ☐ High- 1 Year
- ☐ Medium- 2-3 Years
- ☐ Low- 4-5 Years
- ☐ Ongoing

**Table 6-1:
Implementation Program**

Strategy	Priority	Lead	Status
Update the zoning ordinance to reflect changes in the 2022 master plan update.	High	PC, Planner	
Community Character			
Maintain agricultural vistas along country roads by encouraging maintenance of hedgerows by periodic clearing of brush.	Medium	Twp Board, Road Commission	
Obtain air quality improvements through restrictions on burning and regulations covering business emissions.	Medium	Twp Board, Fire Dept	
Protect surface and groundwater through promotion of best practices regarding fertilizers, pesticides, septic-system location, and filtration of storm water runoff.	Low	Twp Board	
Promote management of wooded areas and selective cutting to enhance woodland quality.	Low	Twp Board	
Support the use of land trusts or conservancies to accept donations of land, purchase sensitive properties, and manage and protect designated open spaces.	Ongoing	Twp Board	

IMPLEMENTATION STRATEGIES & OPPORTUNITIES

Encourage maintenance of wildlife corridors by providing natural features connections through all adjoining developments.	Low	Twp Board	
Agricultural			
Encourage and support PA 116 Farmland Preservation applications when located in areas planned for agricultural uses.	High	Twp Board Lapeer County	
Residential			
Increase the use of pre-application conferences with developers to ensure that Township ordinances and policies are considered at the beginning of site design.	High	Twp Staff, Planner, Engineer, Lapeer County	
Work with the Road Commission and MDOT to reduce the number of driveways for individual commercial sites.	Ongoing	Twp Board, PC, Lapeer County	
Create a "Developer's Guide" to explain review procedures and specify required traffic, environmental, and design requirements.	Medium	Twp Staff, Planner	
Review existing code enforcement efforts to ensure adequacy of violation response.	Ongoing	Twp Staff	
Commercial			
Designate land in the village concept area for local business use.	Low	PC	
Encourage the development of small businesses in the village concept area.	High	Twp Staff	
Encourage an ice cream store, gas station, bar, or bakery in the commercial areas in the township.	High	Twp Staff	
Public Services			
Continue to maintain the community recreation plan for the Township.	Ongoing	Twp Board, PC	
Seek available recreation funding or facility improvements from grants, contributions, or dedications.	Ongoing	Twp Board, Twp Staff	
Develop cooperative associations with other communities or private non-profit organizations to develop recreational facilities or programs.	Ongoing	Twp Staff, Twp Board	
Consider feasibility of a non-motorized path system in future recreation plans and programs.	Low	Twp Board	
Continue current police services with Lapeer County Sheriff and State Police.	Ongoing	Twp Board	
Continue current fire protection services provided by the Attica Township Fire Department.	Ongoing	Twp Board, Fire Dept	
Continue to support the Lapeer County EMS.	Ongoing	Twp Board	
Investigate the development of a first-responder facility in order to decrease response time for Attica residents.	Low	Twp Board	
Identify and plan for areas that may be appropriate for cemetery development.	Medium	Twp Board	

IMPLEMENTATION STRATEGIES & OPPORTUNITIES

Transportation			
Encourage developers to make improvements to roads impacted by their developments, such as acceleration / deceleration and passing lanes.	Ongoing	Twp Staff, PC, Lapeer County	
Evaluate sight distance and clear vision at the corner of Imlay City and Lake Pleasant Roads.	High	Twp Staff, Lapeer County	
Identify and prioritize road areas in need of drainage improvements.	Ongoing	Twp Board, Lapeer County	
Seek out sources of funding for drainage improvements.	Ongoing	Twp Board, Lapeer County	

ZONING PLAN

The Township's Zoning Plan is intended to encourage short-term implementation of the long range land use recommendations included in the Master Plan. These short-term actions could be implemented through a Township-initiated rezoning of select areas as recommended on the Zoning Plan. Alternatively, private applications for rezoning consistent with the Master Plan should be given high priority by the Planning Commission.

The intent of the Zoning Plan is not to identify all areas that would require rezoning to be consistent with the Plan. Instead, the Zoning Plan highlights specific key areas where existing zoning would inhibit development in accordance with the Plan. **Table 6-2** shows the correlation between the future land use classifications and the zoning ordinance and recommended changes to the existing zoning districts.

**Table 6-2:
Zoning Plan**

Future Land Use Classification	Zoning Ordinance
Prime Agricultural	AG Agricultural
Rural Residential	R-1 One Family Residential
Low Density Residential	R-2 One Family Residential
Village Residential	R-3 One Family Residential
High Density Residential	RM-1 Multiple Family Residential
	RM-2 Multiple Family Residential
Mobile Home Park	MH Mobile Home Park
Local Business	B-1 Local Business
General Business	B-2 General Business
Light Industrial	I-1 Light Industrial
	I-2 Heavy Industrial
Public/Quasi Public	Is permitted within many of the listed zoning districts
Key: *New District* Proposed to be Removed	



Appendix 1: EXISTING LAND USE INVENTORY

An updated existing land use inventory provides a base from which current and long-range planning recommendations and decisions can be made. By updating the parcel-by-parcel inventory of land use, the Township is able to analyze current conditions and make comparisons with past studies to identify changes and trends in the Township's land use.

A field survey of existing land use in Attica Township was conducted in July of 2003. Based on data collected through the field survey and aerial photos, the use of each parcel was recorded on a base map of the Township. Once the land uses for all of the parcels in the Township were identified, Geographic Information Systems (GIS) software was used to create a land use database that could be linked to the Township's parcel map. It is important to note that an Existing Land Use map reflects the actual current use of the land, not the zoning classification or the Master Plan designation. Based on updated information, revisions were made to the map and consolidation of the various types of land uses as part of the 2021 Master Plan update.

LAND USE CLASSIFICATIONS

The following is a description of the various land use classifications used in the survey.

SINGLE-FAMILY RESIDENTIAL

This category includes single-family dwelling units and accessory structures.



EXISTING LAND USE INVENTORY

MULTIPLE-FAMILY

This includes land area where there is clustered single-family homes typically located on the same parcel. This would result in multiple dwelling units on one parcel in a higher density than typical single-family homes.

COMMERCIAL

This includes land areas where retail sales and service establishments are found. This category also includes office uses such as doctors and dentists, legal, accounting, and similar professions, real estate, sales, and business offices.

INDUSTRIAL

This includes uses with or without buildings where materials are processed, fabricated, assembled, or manufactured; or where equipment, materials, or wastes are stored out-of-doors are classified as industrial.

EXTRACTIVE

Includes extractive activities that are primarily carried out upon the surface of the earth through open excavation, such as topsoil, sand, gravel and rock quarry removal operations.

PUBLIC / QUASI-PUBLIC

This includes public uses, such as schools, government buildings, public utilities, roadways, and public cemeteries. This category also includes uses owned by private, non-profit, or religious entities that provide public services. Churches are a good example of a Quasi-Public use, as are properties owned by service organizations and clubs such as the American Legion or the Knights of Columbus.

AGRICULTURAL

This category includes all land area used for crops and permanent pasture land. If the parcel appeared to have been farmed in the last few years, though not within the last growing season, it was assumed to be lying fallow and included in this classification.

VACANT AND OTHER

Included in this category are woodlands, water bodies, freeway right-of-way, open, and vacant land.

CURRENT LAND USE INVENTORY

Total acreage was calculated for the different land use categories using GIS. Table A1-3 provides a breakdown of land use in the Township.



**Table A1-3:
Existing Land Use 2003 & 2021**

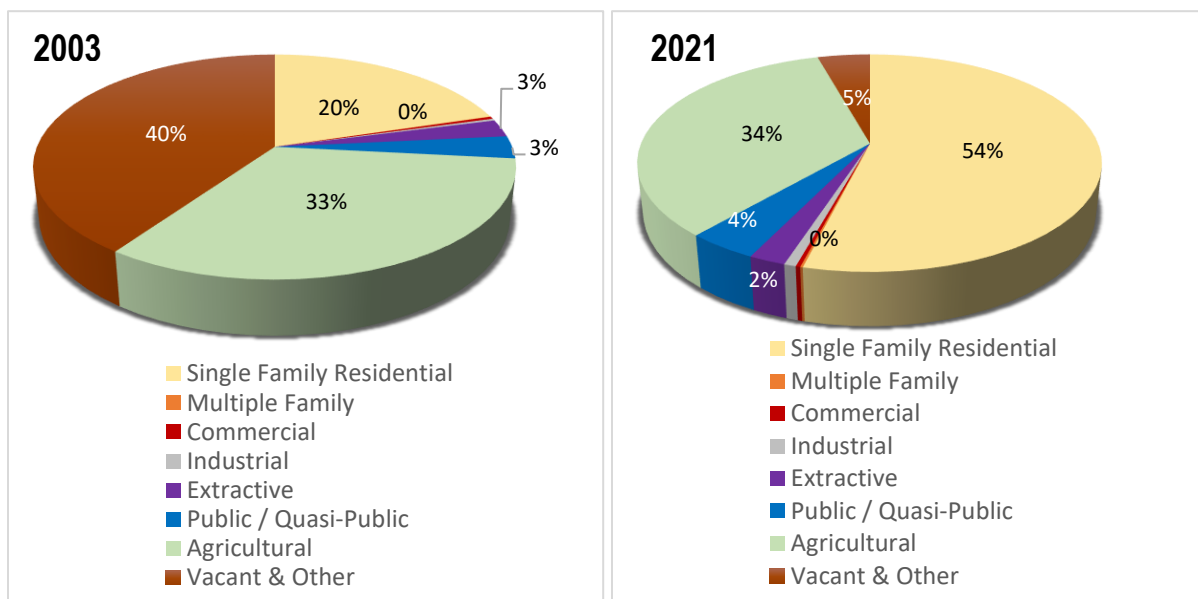
Land Use Category	Total Area (Acres) 2003	% of Total Land Area	Total Area (Acres) 2021	% of Total Land Area
Single-Family Residential	4,531.7	20%	12,159	54%
Multiple-Family	11.0	0%	75	0%
Commercial	73.9	0%	38	0%
Industrial	65.2	0%	160.9	1%
Extractive	557.3	2%	267	1%
Public / Quasi-Public	724.8	3%	1,182	5%
Agricultural	7,382.1	33%	7,779	34%
Vacant and Other	9,014.0	40%	1,002	4%

* Less than 1% of total land area

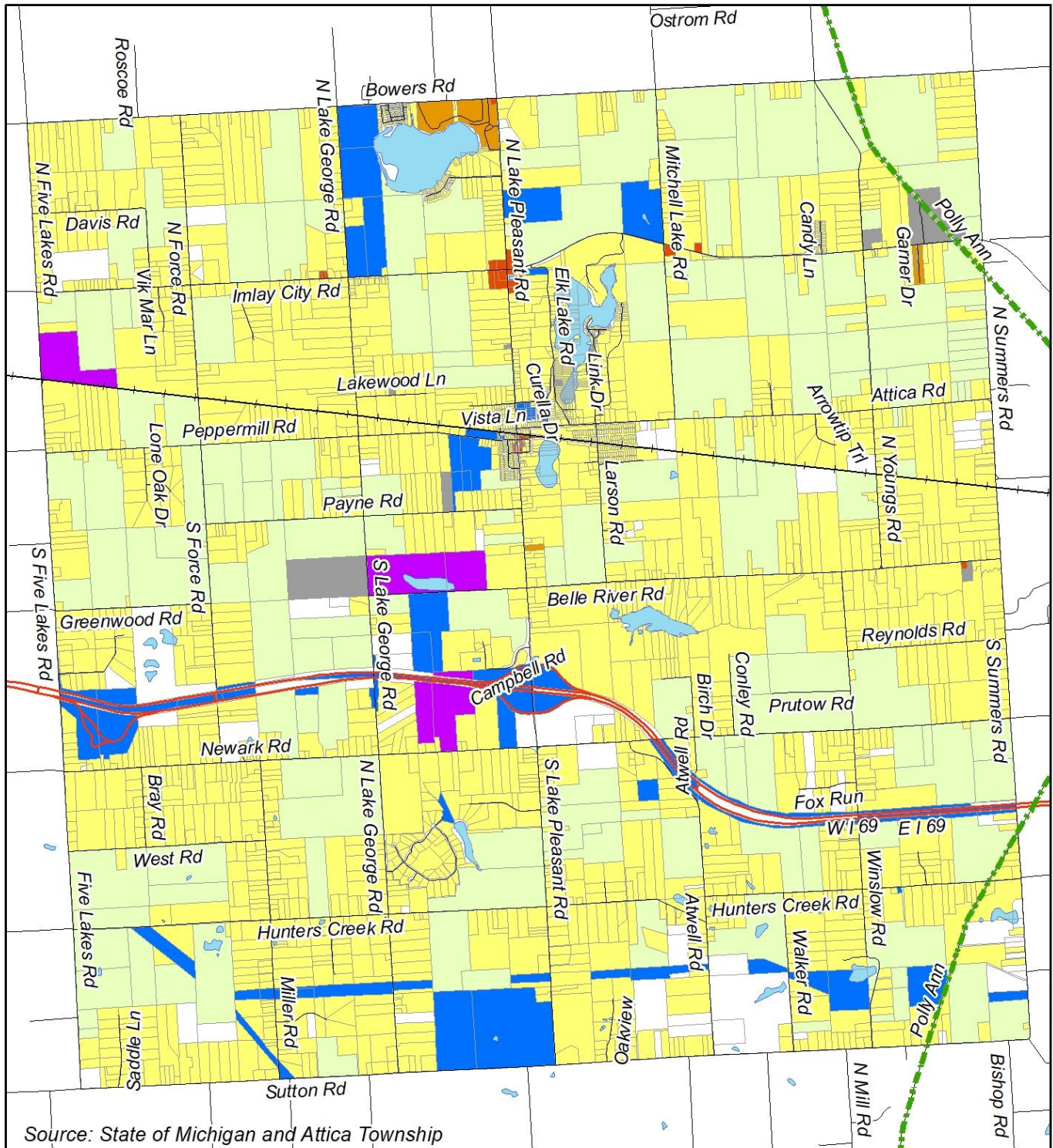
CONCLUSION

As shown in Figure A1-1, the 2003 existing land use analysis documents the predominance of Agricultural, Vacant, and Single-Family Residential land uses in the Township. All other land use categories combined only make up about 6 percent of the Township. In review of how the Township has changed over time, some of the conflict may be how the aerial map was interpreted. For the 2021 review, the entire parcel was dedicated to one of the use classifications. If the majority of the parcel was farmed, it was categorized as agricultural while if there was a single-family home, it was classified as single-family because that is considered a more intense use than agricultural. There has been an increase in the amount of single-family dwelling units which are also reflected in the updated population information. The agricultural land and single-family homes dominate the majority of the land use in the township with some public/quasi-public uses like campgrounds located throughout the Township.

Figure A1-1: Change in Total Land Use



EXISTING LAND USE INVENTORY



R:\Projects\21C0115\Docs\Master Plan\Maps\Existing Land Use Map.mxd



Legend

- Railroad
- Polly Ann Trail
- Roadways
- Highways
- Bodies of Water

Map A1-1: Existing Land Use

- Agricultural
- Single Family Residential
- Multiple Family
- Commercial
- Industrial
- Public/Quasi-Public
- Vacant
- Extractive



Date: 1/18/2022

0 0.25 0.5 1 Miles



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Flint, MI 48502



The planning process begins with an evaluation of a community's characteristics such as population, housing, workforce, income, local market potential, development patterns, natural resources, and other pertinent factors. This information is a basic ingredient in planning for the future. Historical and current population trends can be used in various ways to illustrate problem areas of development, identify opportunities for growth and improvement, and provide an indication of probable future needs. Once a database of existing conditions is compiled, a community can first evaluate the data, then use the findings to help set goals for the future development of the community.

POPULATION AND HOUSING

POPULATION

Since 1950, Attica Township has grown by 225.6% from 1,457 in 1950 to 4,744 in 2019. As shown in Table A2-4, in the last decade the Township's population has decreased by 0.2% due in part to the aging population across the State. For most communities in Lapeer County, the decade between 2000 and 2010 saw growth rates stabilize in most communities relative to the more robust growth seen between 1950 and 2000. The decade between 2010 and 2019 saw most communities in Lapeer County tip towards declining population with the largest decline occurring in Metamora Village at -5.5% followed by the City of Lapeer and Imlay City at -1.9% and -0.8% respectively. There were communities that continued to grow during this decade such as the Village of Dryden at 27.4%, the Village of Almont at 3.9%, and Almont Township at 3.87%.

Table A2-4: Population

Community	1950	1960	1970	1980	1990	2000	2010	2019	% change 2000-2010	% change 2010-2020	% change 1950-2019
Attica Twp	1,457	1,880	2,695	3,642	3,873	4,678	4,755	4,744	1.6%	-0.2%	225.6%
Almont Twp	997	1,174	1,529	2,297	2,361	6,041	6,583	6,838	9.0%	3.9%	585.9%
Almont Village	1,035	1,279	1,634	1,857	2,346	2,803	2,674	2,778	-4.6%	3.9%	168.4%
Arcadia Twp	1,078	1,253	1,666	2,347	2,447	3,197	3,113	3,104	-2.6%	-0.3%	187.9%
Dryden Twp	1,256	1,427	2,129	2,327	3,399	4,624	4,768	4,763	3.1%	-0.1%	279.2%
Dryden Village	476	531	654	650	636	815	951	1,212	16.7%	27.4%	154.6%
Goodland Twp	1,011	1,013	1,261	1,543	1,476	1,734	1,828	1,831	5.4%	0.2%	81.1%
Imlay Twp	1,474	1,847	2,170	2,238	2,143	2,713	3,128	3,121	15.3%	-0.2%	111.7%
Imlay City	1,654	1,968	1,980	2,495	2,921	3,869	3,597	3,568	-7.0%	-0.8%	115.7%
Lapeer Twp	1,313	1,875	2,574	4,261	4,519	5,078	5,056	5,045	-0.4%	-0.2%	284.2%
Lapeer City	6,134	6,160	6,270	6,225	7,759	9,072	8,841	8,676	-2.5%	-1.9%	41.4%
Mayfield Twp	1,275	2,125	3,645	7,098	7,133	7,659	7,955	7,909	3.9%	-0.6%	520.3%
Metamora Twp	1,127	1,445	1,988	2,668	3,094	4,184	4,249	4,264	1.6%	0.4%	278.4%
Metamora Village	390	452	468	552	450	507	565	534	11.4%	-5.5%	36.9%
Lapeer County	35,794	41,926	52,317	70,038	74,768	87,904	87,904	88,038	0.5%	0.2%	14.6%

Source: U.S. Census, 1940-2010 and 2019 American Community Survey

For the purpose of evaluating likely future population outcomes, it is useful to compare the Township's population trends with those of adjacent communities. Table A2-5 below illustrates the Township's share of Lapeer County's growth. In 2019, Attica Township comprised 5.4% of the county's population, and the Township's growth during the decade contributed to -1.5% of the County's total growth. Attica Township's share of the County population has increased slightly since 1940, when it contributed 4% of the total. The Township's contribution to the County's growth is considerably less than in previous decades owing to the Township's stagnant population relative to the County's continued growth.

Table A2-5:
Attica Township Population and Growth as a Percent of Lapeer County, 1940-2020

Year	Attica township Population	Lapeer County Population	Attica Share of County Population	Attica Share of County Growth
1940	1,278	32,116	4.0%	N/A
1950	1,457	35,794	4.1%	4.9%
1960	1,880	41,926	4.5%	6.9%
1970	2,695	52,317	5.2%	7.8%
1980	3,642	70,038	5.2%	5.3%
1990	3,873	74,768	5.2%	4.9%
2000	4,678	87,904	5.3%	6.1%
2010	4,755	88,319	5.4%	18.6%
2019	4,744	88,038	5.4%	-1.5%

Source: U.S. Census, 1940-2010 and 2019 American Community Survey

HOUSEHOLDS

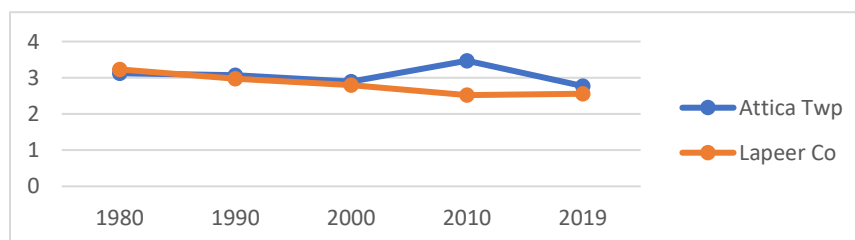
As discussed previously, Attica township's population decreased by 0.2% between 2010 and 2019. The number of households in the community increased by 16.7% - a rate significantly higher than the change in population (see Table A2-6). This is consistent with the national trend, which reflects a rising number of households relative to population changes due to decreasing household size. In keeping with this trend, the Township's average household size has declined over the last two decades. In 2000, the Township had an average household size of 2.89. Household size has since declined to 2.77 as of 2019 (see Table A2-7). Attica township has had a larger household size relative to Lapeer County for the last four out of five decades with 1980 being the only year the County had a larger household size. In 2019, the County's average household size was 2.56.

Table A2-6:
Total Households Attica Township and Adjacent Communities, 2010 and 2020

Community	2010 Households	2019 Households	% Change 2010-2019
Attica Twp	1,756	2,050	16.7%
Almont Twp	2,412	2,582	7%
Almont Village	1,030	1,118	8.5%
Arcadia Twp	1,159	1,264	9.1%
Dryden Twp	1,772	1,787	0.9%
Dryden village	368	419	13.9%
Goodland Twp	660	667	1.1%
Imlay Twp	1,069	1,048	-2%
Imlay City	1,356	1,474	8.7%
Lapeer Twp	1,864	1,861	-0.2%
Lapeer City	3,446	3,495	1.4%
Mayfield Twp	2,993	3,190	6.6%
Metamora Twp	1,609	1,660	3.2%
Metamora Village	216	226	4.6%
Lapeer County	32,776	33,700	2.8%
Source: U.S. Census, 1940-2010 and 2019 American Community Survey			

Table A2-7:
Average Household Size, 1980-2019

	1980	1990	2000	2010	2019
Attica Township	3.12	3.07	2.89	3.47	2.77
Lapeer County	3.23	2.97	2.8	2.52	2.56
Source: U.S. Census, 1940-2010 and 2019 American Community Survey					



HOUSING UNITS

As demonstrated in Table A2-8 below, the number of housing units in Attica Township increased by 42% between 1990 and 2019 – consistent with the decrease in household size seen in Table A2-7. These figures indicate that although Attica Township's population is stable and not growing while Lapeer County's is growing, Attica Township has experienced more growth in the number of households than the County.

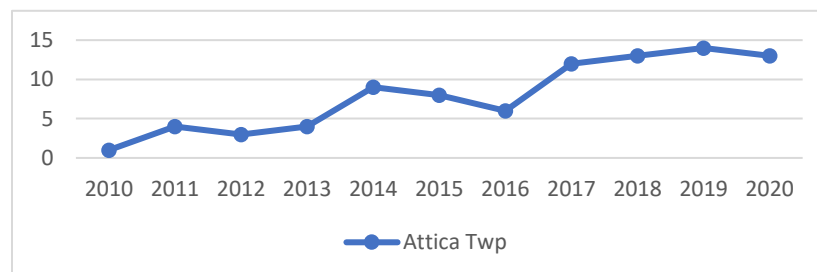
**Table A2-8: Total Housing Units
Attica Township and Adjacent Communities, 1990-2019**

Community	Total Housing Units, 1990	Total Housing Units, 2000	Total Housing Units 2010	Total Housing Units 2019	% 1990-2019 Change
Attica Twp	1,444	1,789	1,756	2,050	42%
Almont Twp	1,630	2,185	2,412	2,582	58.4%
Almont Village	867	1,058	1,030	1,118	29%
Arcadia Twp	796	1,134	1,159	1,264	58.8%
Dryden Twp	1,154	1,673	1,772	1,787	54.9%
Dryden Village	198	312	368	419	111.6%
Goodland Twp	512	621	660	667	30.3%
Imlay Twp	700	920	1,069	1,048	49.7%
Imlay City	1,261	1,599	1,356	1,474	16.9%
Lapeer Twp	1,510	1,831	1,864	1,861	23.3%
Lapeer City	3,070	3,658	3,446	3,495	13.8%
Mayfield Twp	2,390	2,774	2,993	3,190	33.5%
Metamora Twp	1,283	1,634	1,609	1,660	29.4%
Metamora Village	156	188	216	226	44.9%
Lapeer County	26,445	32,732	32,776	33,700	27.4%

Source: U.S. Census, 1940-2010 and 2019 American Community Survey

Table A2-9: Residential Building Permits, 2010-2020

Over the past decade, Attica Township has experienced growth in the construction of new, site-built single-family homes. The amount of construction is still significantly lower than before the great recession, when the average number of residential building permits per year was forty-four. At the peak of the great recession in 2010, there was only one permit pulled for new residential buildings. This has grown year over year and was at 13 in 2020.



Year	# of Building Permits
2010	1
2011	4
2012	3
2013	4
2014	9
2015	8
2016	6
2017	12
2018	13
2019	14
2020	13

Source: Construction Code Authority

AGE

In addition to the total population, housing units, and house size, it is also important to examine the overall age groupings of a community's population. The overall age grouping provides figures for the number of school age children, the size of the workforce (18-64 year groups), and size of the elderly population. This data can be used for school enrollment projections, planning for recreation facilities, special services for the elderly, and other governmental services. Table A2-7 illustrates the age distribution of the Township residents in 2019.

These demographics indicate that there is a large percentage of adults between 45 and 64, comprising 31.2% of the Township. This is followed by those aged 24 and under, which comprises 29.6% of the population. It is important for the community to plan for the needs of people of all ages, but it may prove particularly beneficial to emphasize programs and facilities for families and children.

POPULATION PROJECTIONS

Population projections provide a base from which to estimate demands for future housing and land. Projecting future population is an inexact science, particularly when the projections involve a relatively small existing population base. It should be noted that population projections for a township the size of Attica Township has a limited value, as the actions of only a small number of property owners can impact the overall growth rate. Just one new subdivision development could significantly expand the population and distort the long-term trend. For this reason, population projections should be monitored for unexpected trends.

This projection was generated by looking at the historic trend of new home construction in the Township and then assuming that trend continues. The number of homes is multiplied by the average household size, which was 2.77 in 2019. It was assumed that the average household size will continue to decrease by about .2 every 10 years. The rate of new home construction has declined over the years from 456 new homes in the 1990s, 258 new homes in the 2000s, and finally only 74 new homes in the 2010s. For this population estimate, we are projecting the rate of new home construction to remain at 74 per decade. We also assume an average occupancy rate of 81.4% (2019 American Community Survey).

Table A2-10: Age Distribution, 2019

Under 5 years	215	4.5%
5 to 9 years	351	7.4%
10 to 14 years	199	4.2%
15 to 19 years	356	7.5%
20 to 24 years	285	6%
25 to 29 years	296	6.2%
30 to 34 years	183	3.9%
35 to 39 years	281	5.9%
40 to 44 years	283	6%
45 to 49 years	458	9.7%
50 to 54 years	304	6.4%
55 to 59 years	441	9.3%
60 to 64 years	273	5.8%
65 to 69 years	388	8.2%
70 to 74 years	148	3.1%
75 to 79 years	72	1.5%
80 to 84 years	142	3%
85 years and over	69	1.5%
Source: 2019 American Community Survey		

Table A2-11: Population Projection

Method	2019 Estimates	2030 Projection	2040 Projection
Household Size	2.77	2.57	2.37
Dwelling Units	2,090	2,164	2,238
Occupied DU	1,703	1,761	1,822
Population	4,744	4,527	4,318

The result of this analysis is in Table A2-8. It shows a decrease in population from 4,744 in 2019 to 4,527 in 2030 and finally 4,318 in 2040. The primary driver of this population loss is the continued decline in average household size and low rate of new home construction. This projection does not take into account regional or economic trends, all of which can have a large impact on population changes.

EMPLOYMENT

As shown in Table A2-12 below, the largest number of Attica Township residents is employed in “management, business, science, and arts” occupations. Another large group is employed in “production, transportation, and material moving” occupations. Sales and office as well as construction, extraction, and maintenance both make up about an equal amount of the total occupation of Attica Township residents. The employment by industry distribution in Attica Township is generally consistent with the distribution of employment in Lapeer County. The Township exceeds the County by a small amount in the service occupations, natural resources, construction, and maintenance occupations, and production, transportation and material moving occupations. The County has a slightly higher proportion of residents in the management, business, science, and arts occupations as well as sales and office occupations.

Table A2-12: Employment by Occupation and Industry

OCCUPATION/INDUSTRY	Attica Township	% of Twp Total	Lapeer County	% of County Total
Civilian employed population 16 years and over	2,380	50.2%	40,033	45.5%
Management, business, science, and arts occupations	591	24.8	12,650	31.6%
Service occupations	481	20.2	6,500	16.2%
Sales and office occupations	382	16.1	7,468	18.7%
Natural resources, construction, and maintenance occupations	407	17.1	5,091	12.7%
Production, transportation, and material moving occupations	519	21.8	8,324	20.8%
Agriculture, forestry, fishing and hunting, and mining	11	0.5	823	2.1%
Construction	241	10.1	3,611	9%
Manufacturing	509	21.4	9,777	24.4%
Wholesale trade	86	3.6	765	1.9%
Retail trade	319	13.4	4,305	10.8%
Transportation and warehousing, and utilities	112	4.7	1,610	4%
Information	0	0	342	0.9%
Finance and insurance, and real estate and rental and leasing	124	5.2	1,761	4.4%
Professional, scientific, and management, and administrative and waste management services	217	9.1	3,238	8.1%
Educational services, and health care and social assistance	320	13.4	7,864	19.6%
Arts, entertainment, and recreation, and accommodation and food services	287	12.1	2,744	6.9%
Other services, except public administration	113	4.7	2,141	5.3%
Public administration	41	1.7	1,052	2.6%
Source: 2019 American Community Survey				

Attica Township’s resident commuting patterns are generally in line with the County as a whole. According to the 2019 American Community Survey, the mean travel time to work for Attica residents was 37 minutes, compared with a mean travel time of 34.8 minutes for Lapeer County. This relatively long commute time indicates that Attica is an attractive enough place to live to warrant a long commute, but also that the majority of residents have not been able or have not wanted to find jobs within the Township itself.

Attica Township
37 Minutes



Lapeer County
34.8 Minutes



POPULATION, HOUSING, & ECONOMIC ANALYSIS

Almost all of Attica Township residents (83.3%) drive alone to their place of work, while 85.5% of Lapeer County residents do. The other significant means of transportation to and from work is carpooling, which accounts for 10.5% of the trips. In the County as a whole, the carpool rate is a relatively similar 8.4%. Currently 1.1% of Attica Township residents walk to work and 4.2% work from home. There are no opportunities for public transportation to places of employment for Attica Township residents at this time.

EDUCATION

Table A2-13 below shows the education attainment levels for Attica Township and Lapeer County. As shown, the educational attainment of residents in Attica Township is fairly consistent with that of the County. The number of Township residents with a Graduate or Professional Degree is lower than the County as a whole. The number of Attica residents who do not have a high school diploma is slightly higher than the County as a whole.

Table A2-13: Education Attainment, 2019

	Attica Township	% Attica Township	Lapeer County	% Lapeer County
Less than 9th grade	137	4.1%	1,307	2.1%
9th to 12th grade, no diploma	323	9.7%	4,099	6.5%
High school graduate (includes equivalency)	1,177	35.3%	21,717	34.7%
Some college, no degree	928	27.8%	17,661	28.2%
Associate's degree	381	11.4%	5,837	9.3%
Bachelor's degree	294	8.8%	8,014	12.8%
Graduate or professional degree	98	2.9%	4,037	6.4%
High school graduate or higher	2,878	86.2%	57,266	91.4%
Bachelor's degree or higher	392	11.7%	12,051	19.2%
Source: 2019 American Community Survey				

UNEMPLOYMENT AND LOW INCOME

According to the 2019 American Community Survey, 2,472 Attica Township residents 16 years and over were in the labor force. The unemployment level for the Township was 3.7%, which is lower than the 5.6% unemployment rate for the County as a whole.

Attica Township
3.7 %



Lapeer County
5.6 %



Attica Township
6.7 %



Lapeer County
7.3 %



The American Community Survey also reported that 6.7% of Attica township families were living below the poverty line. This is a lower percentage than Lapeer County as a whole, which had a 7.3% family poverty rate.

Appendix 3: ADOPTION PROCESS

1. Initial Notice
2. Resolution for the Township Board to have Final Authority to Adopt the Master Plan
3. Public Hearing Notice
4. List of Receiving Communities
5. Resolution for the Planning Commission to Adopt the Master Plan
6. Resolution for the Township Board to Adopt the Master Plan
7. Notice of Adoption



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**NOTICE OF INTENT TO UPDATE
A MASTER PLAN
ATTICA TOWNSHIP, MICHIGAN**

June 14, 2021

In accordance with the requirements of Michigan Planning Enabling Act, this is to notify you that the Attica Township is initiating the process to update its Master Plan.

In the coming months, the Attica Township Planning Commission will be working on the plan. Once a draft has been prepared, a copy will be sent to you for your community's review and comment. Once the plan is adopted, a copy of the adopted plan will also be sent to you. It is our intention to provide the plan copies in digital format. If you would like a paper copy of the draft and final plan instead, please let us know.

Planning assistance is provided by ROWE Professional Services Company. The project manager for this project is Caitlyn Habben who can be reached at (810) 341-7500 or chabben@rowepsc.com. The Attica Township thanks you for your cooperation and assistance. Please direct any correspondence or questions to:

Attica Township
Planning Commission
PO Box 86
4350 Peppermill Road
Attica, MI 48412
<http://atticatownship.org/>

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RESOLUTION #2021-02

ATTICA TOWNSHIP, LAPEER COUNTY, MICHIGAN
ATTICA TOWNSHIP MASTER PLAN

WHERE AS the Township Board established a Planning Commission to prepare plans for the development of the township, and

WHERE AS the Michigan Planning Enabling Act, PA 33 of 2008 establishes the procedures for the development and adoption of Master Plans, and

WHERE AS the Michigan Planning Enabling provides the Township Board with the option of assuming for themselves the right of final approval of a Master plan adopted by the Planning Commission, and

WHERE AS the Attica Township Planning Commission has prepared an update to the Attica Township Master Plan and has presented it to the Township Board to authorize a public hearing on the plan, now

THEREFORE BE IT RESOLVED that the Township Board reserves for itself the right to final approval of the Attica Township Master Plan as authorized under the Michigan Planning Enabling Act

Moved by: Schultz Yeas 4

Supported by: Mason Nays 0

af chandler
Supervisor

Valerie Schultz
Clerk

October 14, 2021
Date



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NOTICE OF PUBLIC HEARING COMMENT PERIOD AND PUBLIC HEARING ATTICA TOWNSHIP MASTER PLAN

October 29, 2021

The Attica Township recently completed a update to the Attica Township Master Plan draft. This is a notice of the initiation of the 63-day review period and public hearing for the draft plan in accordance with Section 41 and 43 of the Michigan Planning Enabling Act.

Enclosed is a copy of the draft Master Plan.

Comments should be submitted to:

Master Plan Comments
Attica Township Planning Commission
PO Box 86
Attica, MI 48412

The public hearing on the Master Plan is scheduled for January 27th meeting at 7 p.m. at Township Hall located at 4350 Peppermill Road.

Please contact Caitlyn Habben, AICP, Planner at ROWE Professional Services Company if you have any questions concerning this notice or the plan. She can be reached at chabben@rowepsc.com by calling phone number (800) 837-9131.

Regards,

Caitlyn Habben, AICP
Planner

Enclosure

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**NOTICE OF PUBLIC HEARING
ATTICA TOWNSHIP MASTER PLAN**

The Attica Township Planning Commission shall hold a public hearing on the draft Attica Township Master Plan update at their January 27th meeting at 7 p.m. The hearing will be held at Township Hall located at 4350 Peppermill Road. It is open to the public.

Copies of the draft plan are available at Township Hall at 4350 Peppermill Road for inspection. The Township Hall is open from 9 a.m. to 12 p.m. Monday thru Friday. Anyone wishing to comment on the plan but are unable to attend the public hearing should send any comments to the address below prior to January 27, 2022.

Master Plan Comments
Attica Township Planning Commission
PO Box 86
Attica, MI 48412



ROWE PROFESSIONAL SERVICES COMPANY

Large Firm Resources. Personal Attention. sm

October 29, 2021

Lapeer County Administration
Quentin Bishop
255 Clay Street
Lapeer, MI 48446

RE: Attica Township Master Plan Update - Notice of Transmittal of Draft Plans

This is to verify that the following municipalities were provided copies of the draft Attica Township Master Plan and notice of the public hearing proposed for the January 27th meeting at 7 p.m. at the Township Hall located at 4350 Peppermill Road.

- Mayfield Township
- Arcadia Township
- Goodland Township
- Imlay Township
- Almont Township
- Dryden Township
- Metamora Township
- Lapeer Township
- Lapeer County
- GLS Regional V Planning Commission

Sincerely,
ROWE Professional Services Company

Caitlyn Habben, AICP
Planner

On behalf of the Secretary, Attica Township Planning Commission

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November 1, 2021

GLS Region V Planning Commission
Christine Durgan
1101 Beach Street
Room 111
Flint, MI 48502

RE: Attica Township Master Plan Update - **Notice of Transmittal of Draft Plans**

Dear Ms. Durgan:

This is to verify that the following municipalities were provided copies of the draft Attica Township Master Plan and notice of the public hearing proposed for the January 27th meeting at 7 p.m. at Township Hall located at 4350 Peppermill Road.

- Mayfield Township
- Arcadia Township
- Goodland Township
- Imlay Township
- Almont Township
- Dryden Township
- Metamora Township
- Lapeer Township
- Lapeer County
- GLS Regional V Planning Commission

Sincerely,
ROWE Professional Services Company

Caitlyn Habben AICP Planner
On behalf of the Secretary, Attica Township Planning Commission

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RESOLUTION OF ADOPTION

ATTICA TOWNSHIP PLANNING COMMISSION, LAPEER COUNTY, MICHIGAN ATTICA TOWNSHIP MASTER PLAN

WHERE AS the Township Board established a Planning Commission to prepare plans for the development of the township, and

WHERE AS Attica Township Planning Commission has prepared a draft update to the Attica Township Master Plan, and

WHERE AS that draft has been reviewed at a public hearing to gather public comments of the residents of Attica Township and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and

WHERE AS the Attica Township Planning Commission has determined that the plan is appropriate for the future development of the township, and

WHERE AS the Township Board has reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008, now

THEREFORE BE IT RESOLVED that Attica Township Planning Commission does hereby adopt the updated Attica Township Master Plan including all maps and documents included and submits the plan to the Township Board for final approval.

Moved by: Gierman Yeas 4

Supported by: Ochadley Nays 0

David Dunn
Planning Commission Chairperson

Planning Commission Secretary

1/27/2022
Date

**RESOLUTION OF ADOPTION
RESOLUTION #2022-02**

**TOWNSHIP BOARD, LAPEER COUNTY, MICHIGAN
ATTICA TOWNSHIP MASTER PLAN**

WHEREAS the Township Board established a Planning Commission to prepare plans for the development of the township, and

WHEREAS Attica Township Planning Commission has prepared a draft update to the Attica Township Master Plan, and

WHEREAS that draft has been reviewed at a public hearing to gather public comments of the residents of Attica Township and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and

WHEREAS the Attica Township Planning Commission has determined that the plan is appropriate for the future development of the township, and

WHEREAS the TOWNSHIP BOARD reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008, and

WHEREAS the Attica Township Planning Commission adopted the updated Attica Township Master Plan including all maps and documents included and submitted the plan to the TOWNSHIP BOARD for final approval, and

WHEREAS the TOWNSHIP BOARD agrees that the plan is appropriate the future development of the township, now

THEREFORE BE IT RESOLVED that TOWNSHIP BOARD does hereby approve the Attica Township Master Plan including all maps and documents and hereby authorizes the submission of copies of the plan as adopted to the surrounding municipalities as required by the Michigan Planning Enabling Act.

The foregoing resolution offered by Board Member Herpolsheimer

Second offered by Board Member Mason

Upon roll call vote the following voted "aye": Schultz, Mason, Ochadleus, Winslow, Herpolsheimer and "nay": None.


Supervisor Al Ochadleus


Clerk Valerie Schultz

February 10, 2022