

**Baughman Township Comprehensive Planning**  
**Steering Committee Meeting**  
**May 21, 2007**  
**Baughman Township Hall**

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**Members Present:** Norma J. Bosley, Ron Bosley, Jeff Kaufman, David Stoll, Mike Finney, Mike Geiser, Mark Geiser, and Jason Wenger

**Planning Staff Present:** Glenn Grisdale (Reveille), Lisa Johnson (Wayne County Planning Department), Katie M. Myers (Wayne County Planning Department) and Robert L. Murray (Wayne County Planning Department)

**Officials Present:** Richard Shisler (Trustee) and Carolyn Baer (Clerk)

Each member received a summary of the April meeting, a community survey, a copy of the updated county comp plan resource area management map with the 3-mile limit depicted, and a plan goals and objectives example form.

The community survey was given to the committee to ensure the demographics of the steering committee are reflective of the township residents whom completed the original survey. The committee's results will be compared to the results returned by the entire township.

April's meeting summary was looked over. No comments, no changes.

The 3-mile limit map was discussed briefly.

This month the committee did not break up into the smaller groups.

Next, the example goals and objectives were discussed. Committee suggestions and comments are in red.

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**Township Master Plan Update**  
**Example Plan Goals and Objectives**

**Population and Demographics**

Goal: To ensure the utilization of accurate population, demographic, and socio-economic data in developing sound public policies by:

- Periodically updating this datum through federal, state, and local sources; and,

- Making population and demographic information available to public and private officials.

**Economic Development**

Goal: Promote the Township’s rural economic vitality through innovative methods, while continuing to support and maintain our agricultural enterprises.;

**Deleted:** remaining sensitive to agricultural and natural resources by

- Nurturing the existing base of businesses and industries;✓
- Encouraging the rehabilitation and reuse of blighted or vacant commercial and industrial facilities and areas;(brownfields) ✓
- Educating existing employers on financial and tax incentives available for business expansion and improvements;
- Encouraging small business development and supporting ag-related activities;✓
- Promoting the Township’s agricultural sector through policies and strategies that assist farmers in making their farming operations more profitable;✓
- ~~\_\_\_\_\_~~
- ~~\_\_\_\_\_~~
- Promoting the utilization of federal and state incentives that help to facilitate healthy economic development.
- Addressing the Mega-Farm Issues in the township

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**Deleted:** Pursuing the feasibility of utilizing cooperative economic development agreements with contiguous political subdivisions as a method to encourage economic development and revenue sharing;

**Deleted:** Nurturing sound relationships and open communication channels between the \_\_\_\_\_, \_\_\_\_\_ and private and public officials, and residents;

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**Housing**

Goal: Promote and retain our “sense of place” through attractive, safe and quality housing stock by:

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- Pursuing the feasibility of establishing policies, incentives, and programs that promote the availability of a wide range of housing types, densities, and costs, both within existing neighborhoods and new developments;✓
- ~~\_\_\_\_\_~~
- Encourage the “buffering” of residential land uses from industrial and other incompatible land uses;✓

**Deleted:** Maintaining and enhancing building and development standards;

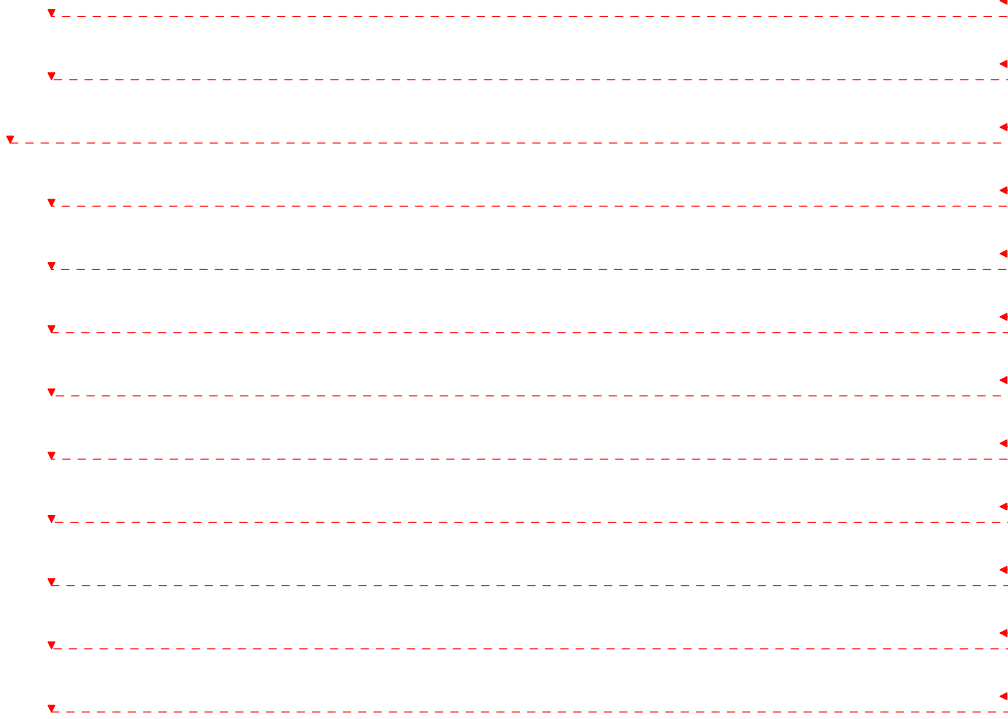
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- Promoting the restoration of historic homes or homes with unique historic or aesthetic worth; ✓ (Bank Barns included)
- Developing a rapport with area and local developers in their pursuit to develop innovative housing projects;
- Assisting in the rehabilitating of distressed neighborhoods and housing areas through a combination of infrastructure and housing-related improvement programs.
- Promoting the current County housing programs that are available

**Land Use**

Goal: Promote orderly development and redevelopment throughout the Township in a manner that creates a sense of place and is sensitive to both private property rights and the public good by: ✓

- Pursue the feasibility of enacting township zoning to promote private property values, minimize incompatible land uses, and to maximize agricultural land resources. ✓ (\*\*Green and Baughman Township only)



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**Deleted:** Concentrating development patterns that maximizes land resources and minimizes sprawl and encroachment of natural and pristine resources;

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**Deleted:** Encouraging compact and infill development in areas best suited to accommodate various land uses through the extension and/or upgrading of utilities and infrastructure.

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**Deleted:** Require landscape plan and site plan review as part of the development approval process in residential planned districts. Developing design guidelines or standards, and reviewing subdivision site plans and landscape plans, will ensure better aesthetics. ¶

¶ Clustering new land uses near or contiguous to similar land uses in situations where mixed uses are not feasible;

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- Investigate the feasibility of adopting and enforcing property maintenance regulations. Enforcing property maintenance regulations helps maintain residential property values; (\*\*Green and Baughman Township) (nuisance abatement through the health department)
- Sponsoring annual meetings that focus on issues pertaining to land usage and other planning-related issues; (\*\*Green and Baughman Township)✓
- Raising the importance of land use planning to new levels throughout the Township through technical and other methods of assistance. (\*\*Green and Baughman Township)✓

### **Natural Resources and Environment**

Goal: Promote the preservation of the Township’s environmental quality and vast array of natural resources by: ✓

- Preparing overlay ✓ guidelines to minimize the impact development may have on existing woodlands, wetlands, floodplains, other significant natural areas, and the Township’s overall environmental quality; Deleted: standards or development
- Promote use of the Current Agricultural Use Value and Agricultural District programs, and other programs that promote the conservation of natural resources;✓
- Discouraging development in the 100-year base floodplain, as well as minimizing the alteration of existing floodplain boundaries;✓
- Utilizing existing federal and state programs and incentives to conserve and promote significant natural resource areas;✓
- Encouraging the use of natural and man-made buffers along waterways and tributaries;✓

### **Transportation**

Goal: Ensure safe and adequate traffic flow throughout the Township by:✓

- Improving the quality and availability of township roads; Deleted: collector streets
- Studying the existing traffic flows and patterns, and developing mechanisms to alleviate traffic concerns in these problematic areas;✓

- Pursuing the feasibility of requiring traffic impact studies for selective land use developments and projects; ✓
- Continue to monitor and correct (if economically feasible) unsafe township roads and bridges; ✓
- Encouraging pedestrian mobility through the development of bicycle networks, enhancement of existing trails, or other options; develop an ATV lane
- Promoting traffic calming mechanisms within existing and future neighborhoods to promote safety and heighten housing property values and overall neighborhood attractiveness; Farm machinery (SMV), Fox Lake better widening control

### Community Services and Facilities

Goal: To provide a reasonable level of services (LOS) to residents, senior citizens, businesses and visitors, by:

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- Ensuring the effectiveness of police, fire, and EMS through effective staffing and placement of substations, if and when necessary; ✓
- Promoting the health and fitness of residents through a diverse array of active and passive recreational facilities and opportunities; ✓
- Identifying land areas of special natural qualities and pursue the feasibility of retaining these areas as open space, nature preserves, or recreational areas; ✓
- Assisting school officials in developing policies and facilities that promote an excellent learning environment; ✓
- Pursuing the feasibility of encouraging senior citizens' facilities and programs to correlate with the Township's growing senior population; (We need good senior care) ✓
- Encouraging open levels of communication between public officials and the public to assist in the facilitation of identifying, prioritizing, and the funding of capital projects and community facilities; ✓
- Maintaining the existing level of services during times of economic and residential growth; ✓

Deleted: Ensuring existing water, sewer, and storm water facilities can accommodate future growth of varied types in a cost effective manner; ¶

\* see letter from Senior planner Robert L. Murray

- Encourage alternate methods of transporting manure/waste

Deleted: Pursue the feasibility of studying the potential of adopting impact fees for new development to offset growing public infrastructure costs.

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## **Plan Implementation**

Goal: To ensure the proper utilization and update of the Township's Comprehensive Plan by:

- Monitoring the applicability and optimal utilization of the Comprehensive Plan.

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Minimizing incompatible land uses through proper zoning and modifying it to comply with the future land use plan;		
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Utilizing mixed-use development principles near areas with better traffic flow;		
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Encouraging a variety of design techniques to buffer residential land uses from dissimilar land uses;		
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Open storage areas, exposed machinery, refuse and waste removal areas, service yards and exterior work areas and parking lots shall be visually screened from roads and adjacent residential areas;		
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Require landscape plans for special developments. The plans should address buffering/screening, drainage, erosion prevention, glare/lighting, and sound and other nuisances;		
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Ensure that all new development provides adequate landscaped buffers in order to limit adverse visual impacts on the surrounding area. When new development is proposed adjacent to special and scenic natural areas and roadways, landscaped buffers shall be provided in order to limit visual impacts on these resources from the new development;		
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Create planned residential districts to encourage open space design development that preserves greenway corridors and other critical environmental resources.		
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Pursuing the feasibility of developing new incentives and innovative methods that assist in streamlining the development approval process for unique and special projects;		
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Pursue the feasibility of impact fees for new residential development to provide for associated infrastructure needs;		