

2022
UPDATE



CLINTON COUNTY

COMPREHENSIVE PLAN

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*Every idea shared and every opportunity seized guided this endeavor.
Your contributions and dedication are the fuel for the growth of this great County.*

With the utmost sincerity, we thank you.

EXECUTIVE SUMMARY

Under the Michigan Planning Enabling Act, community comprehensive plans are required to be reviewed, and potentially updated, by the Planning Commission every five (5) years to keep these plans up to date with changing community conditions or information. This is an important process as the Comprehensive Plan (and accompanying Future Land Use Maps) are the statutory foundation for many individual and cumulative zoning and policy decisions.

As the County Comprehensive Plan was last amended/adopted in 2016, the County began the process of completing this review at the beginning of 2021. While consultant assistance for this review/update was originally planned, it was completed “in-house” by County staff and the Planning Commission due to the COVID-19 pandemic (and the financial uncertainty of the times). To assist with this effort, the County also enlisted the support of two interns from Michigan State University’s School of Urban and Regional Planning who were well-suited to assist the County with the project.

OUTREACH

Noticing

The County notified all adjoining jurisdictions (including Cities, Villages, Townships, and Counties) and agencies to obtain information and feedback. The County also reviewed all adjoining jurisdictional plans and zoning information to ensure that plans were coordinated as much as possible (as planning/zoning should not stop or conflict at road boundaries, etc.). The draft “final” plan was also noticed for required public and agency comment as required under the Planning Enabling Act.

Survey

The County Planning Commission developed a survey using web-based and social media

technologies, hosted by the County, and promoted by the 11 General Law Townships that the Plan covers. The questions were designed to help guide changes to the Plan by utilizing citizen feedback. The questions and results from this survey can be found in Appendix D.

Township Meetings

County staff met with and/or solicited feedback with each of the Townships covered by the Plan during the review process. This included reviewing any recently adopted plans by individual Townships (e.g., Bingham and Victor Townships) that related to land use issues as well. These reviews focused heavily on the Future Land Use Map(s) for each Township.

INFORMATION/DATA COLLECTION

Census/Building Permit Data

This update included review of relevant 2020 Census and building permitting data to determine population and growth (particularly new housing starts) areas. This was completed to determine if the “growth” areas identified on the Future Land Use Map(s) are sufficient to address recent growth trends.

GIS Data

One of the most important tools that became available in the last few years was the development of the County’s Geographic Information System (GIS). This online mapping system allowed a detailed level of review of land characteristics that was not previously available (including aerial photographs, zoning, soils, elevations, drains and floodplain information). The County was also able to obtain and map the approximately 110 square miles of lands enrolled in the State Farmland Preservation Program (PA-116). This was done to coordinate the lands enrolled in this program with the lands designated “Agricultural Preservation” on the Future Land Use Map(s).

SUMMARY

Overall, the existing Comprehensive Plan and Future Land Use Map were found to still be very relevant, with some amendments, to match current and projected conditions and County policies. While there were several adjustments made to the Future Land Use Map, one of the key determinations by the County Planning Commission was to continue to utilize the conceptualized “bubble” Future Land Use Map land use designations in order to provide some level of flexibility for individual zoning or land use decisions. There were also several adjustments made to the goals and objectives in the Plan largely based on current County policies or practices (especially in the “Land Use” and “Economic Development” sections).

All updates/amendments have been incorporated into the Plan and reviewed by the County Planning Commission and Board of County Commissioners prior to distribution.



CLINTON COUNTY PLANNING COMMISSION

**RESOLUTION OF ADOPTION
COMPREHENSIVE (MASTER) PLAN – 2022 UPDATE (5-YEAR REVIEW)
PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF
PUBLIC ACT 33 OF 2008, AS AMENDED**

At a public meeting held by the Planning Commission of Clinton County, Michigan on the 9th day of June, 2022, at 6:30 p.m., the following Resolution was offered:

WHEREAS, the Clinton County Planning Commission ("Planning Commission") filed an intent to plan with all jurisdictions and entities required pursuant to Public Act 33 of 2008, as amended ("Act"); and

WHEREAS, the Planning Commission reviewed the current Comprehensive Plan, sought input from the public and each local unit of government noticed under the intent to plan, and made recommendation for amendment to said Comprehensive Plan; and

WHEREAS, on March 10, 2022, the Planning Commission moved to present the updated 2022 Clinton County Comprehensive Plan ("Updated Plan") to the Clinton County Board of Commissioners ("Board") and requested that the Updated Plan be distributed to all jurisdictions and entities as required under the Act; and

WHEREAS, on March 29, 2022, the Board approved said distribution of the Updated Plan; and

WHEREAS, on March 29, 2022, the Community Development Department distributed the Updated Plan to all jurisdictions and entities required under the Act; and

WHEREAS, on June 9, 2022, the Planning Commission held a public hearing concerning the Updated Plan as required by the Act; and

WHEREAS, on June 9, 2022, the Planning Commission accepted comment concerning the Updated Plan presented for public hearing; and

THEREFORE, be it resolved that the Planning Commission of Clinton County, Michigan, hereby adopts the Updated Plan in accordance with the Act;

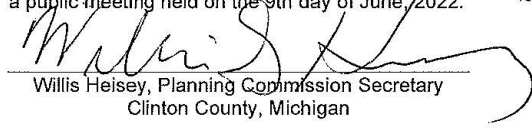
BE IT RESOLVED FURTHER THAT the Planning Commission of Clinton County, Michigan, forwards the Updated Plan to the Clinton County Board of Commissioners.

ADOPTED:

AYES	<u>Six (6)</u>	_____
NAYS	<u>none (0)</u>	_____
ABSTAINING	<u>none (0)</u>	_____
ABSENT	<u>none (0)</u>	_____

STATE OF MICHIGAN
COUNTY OF CLINTON

I, Willis Heisey, Secretary of the Clinton County Planning Commission, do hereby certify that the above and foregoing is a true and complete copy of certain proceedings taken by the Clinton County Planning Commission at a public meeting held on the 9th day of June, 2022.



Willis Heisey, Planning Commission Secretary
Clinton County, Michigan



Clinton County Michigan

CLINTON COUNTY BOARD OF COMMISSIONERS

RESOLUTION OF ADOPTION COMPREHENSIVE (MASTER) PLAN – 2022 UPDATE (5-YEAR REVIEW) PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF PUBLIC ACT 33 OF 2008, AS AMENDED

At a public meeting held by the Board of Commissioners of Clinton County, Michigan on the 28th day of June, 2022, at 9:00 a.m., the following Resolution was offered:

WHEREAS, the Clinton County Planning Commission ("Planning Commission") filed an intent to plan with all jurisdictions and entities required pursuant to Public Act 33 of 2008, as amended ("Act"); and

WHEREAS, the Planning Commission reviewed the current Comprehensive Plan ("Current Plan"), sought input from the public and each local unit of government noticed under the intent to plan, and made recommendation for amendment to said Current Plan; and

WHEREAS, on March 10, 2022, the Planning Commission moved to present the updated 2022 Clinton County Comprehensive Plan ("Updated Plan") to the Clinton County Board of Commissioners ("Board") and requested that the Updated Plan be distributed to all jurisdictions and entities as required under the Act; and

WHEREAS, on March 29, 2022, the Board approved said distribution of the Updated Plan; and

WHEREAS, on March 29, 2022, the Updated Plan was distributed to all jurisdictions and entities required under the Act; and

WHEREAS, on June 9, 2022, the Planning Commission held a public hearing concerning the Updated Plan as required by the Act; and

WHEREAS, on June 9, 2022, the Planning Commission accepted comment at said public hearing concerning the Updated Plan presented for public hearing; and

WHEREAS, on June 9, 2022, the Planning Commission adopted the Updated Plan; and

WHEREAS, on June 9, 2022, the Planning Commission forwarded the Updated Plan to the Board,

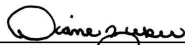
THEREFORE, be it resolved that the Board of Commissioners of Clinton County, Michigan, officially endorses this resolution of adoption and supports the Planning Commission's implementation of the Updated Plan as provided for in the Act, as amended.

ADOPTED:

AYES	<u>Seven</u>	<u>(7)</u>
NAYS	<u>Zero</u>	<u>(0)</u>
ABSTAINING	<u>Zero</u>	<u>(0)</u>
ABSENT	<u>Zero</u>	<u>(0)</u>

STATE OF MICHIGAN
COUNTY OF CLINTON

I, Diane Zuker, Clerk of the County of Clinton, do hereby certify that the above and foregoing is a true and complete copy of certain proceedings taken by the Clinton County Board of Commissioners at a public meeting held on the 28th day of June, 2022.



Diane Zuker, County Clerk
Clinton County, Michigan



Kam Washburn, Chairperson
Clinton County Board of Commissioners

CHAPTER 1: INTRODUCTION

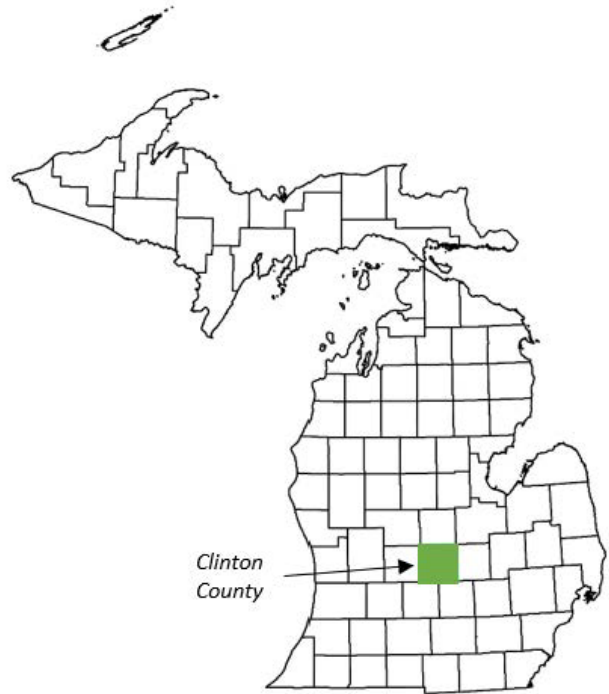
Clinton County is located in the geographic center of Michigan and was organized in 1839. The County has a strong industrial and manufacturing base and holds a top 10 ranking in the State for agriculture in categories that include dairy, soybeans, and cattle. Historically the County is famous for its mint production due to the rich black soil and celebrates its mint farming heritage annually at the “Mint Festival”.

The southern portion of the County includes, or partially includes, the cities of DeWitt, Grand Ledge, Lansing, and East Lansing, along with Bath Charter Township, Watertown Charter Township and DeWitt Charter Township (which is home to the Capital Region International Airport). The City of St. Johns, centrally located in the County, was made the county seat in 1857 and was incorporated as a city in 1904. Other communities in the County include the villages of Elsie in the northeast portion of the County, Fowler and Westphalia to the west, Maple Rapids and Hubbardston in the northwest, and Eagle in the southeast. The incorporated City of Ovid is on the east side of the County and overlaps into Shiawassee County.

The County is traversed by several major highways including US-127, I-69 and I-96 as well as M-21. This access allows for many economic development opportunities in the County as well as the greater Lansing-East Lansing metropolitan area.

AUTHORITY

The County derives its authority for the preparation of a master plan from the Michigan Planning Enabling Act, P. A. 33 of 2008 (“Enabling Act”). Historically, the County has called their master plan, as described by the Act, a Comprehensive Plan.



This document represents the current Comprehensive Plan in effect for Clinton County. The Comprehensive Plan represents the collective desires of County residents, business, and local leaders regarding development of the community over the next ten (10) to twenty (20) years. To ensure that development policies are kept current, the Clinton County Planning Commission has periodically evaluated the Comprehensive Plan. This marks the third five (5) year review of the Comprehensive Plan since its adoption in 2002. (Amendment was considered to the Plan in 2012 at the request of Dallas Township and the Village of Fowler. No action was taken.)

PURPOSE

Planning is a process which involves the conscious selection of policy choices relating to land use, resource preservation, transportation and public facilities for a community. The Comprehensive Plan is a document that sets forth policies for future development of the community and serves as a policy guide to the County regarding future land use decisions and investment in public improvements and private

development. The Future Land Use Map is a critical component of the Comprehensive Plan and represents a long-term goal for the future growth of the County.

It is the intent of this Comprehensive Plan to be a working document which will provide for the orderly development of the County, assist the community in its effort to maintain and enhance a pleasant living environment, and advance a future vision to work towards.

The following summarizes what a Comprehensive Plan is and describes its intent and purpose:

- The Plan is a general statement of the County goals and objectives and provides a single comprehensive view of the community's desire for the future.
- The Plan serves as an aid in daily decision-making. The goals and objectives outlined in the Plan guide the Planning Commission and Board of Commissioners in their deliberations on zoning, subdivision, capital improvements and other matters relating to land use and development. This provides a stable, long-term basis for decision-making.
- The Plan provides the statutory basis upon which zoning decisions are based. The Zoning Enabling Act requires that the Zoning Ordinance be based upon a plan designed to promote the public health, safety, and general welfare. However, it is important to note that the Plan is not a regulatory tool but provides guidance for the development of regulatory tools. Zoning is one of the primary tools used to implement the elements of the Plan.
- The Plan attempts to coordinate public improvements and private developments by describing a vision of the future as it concerns uses, transportation, densities, and capacities.
- Finally, the Plan serves as an educational tool and gives citizens, property owners, builders/developers, business- people, and adjacent communities a clear indication of

the County's direction for the future.

PLANNING IN CLINTON COUNTY

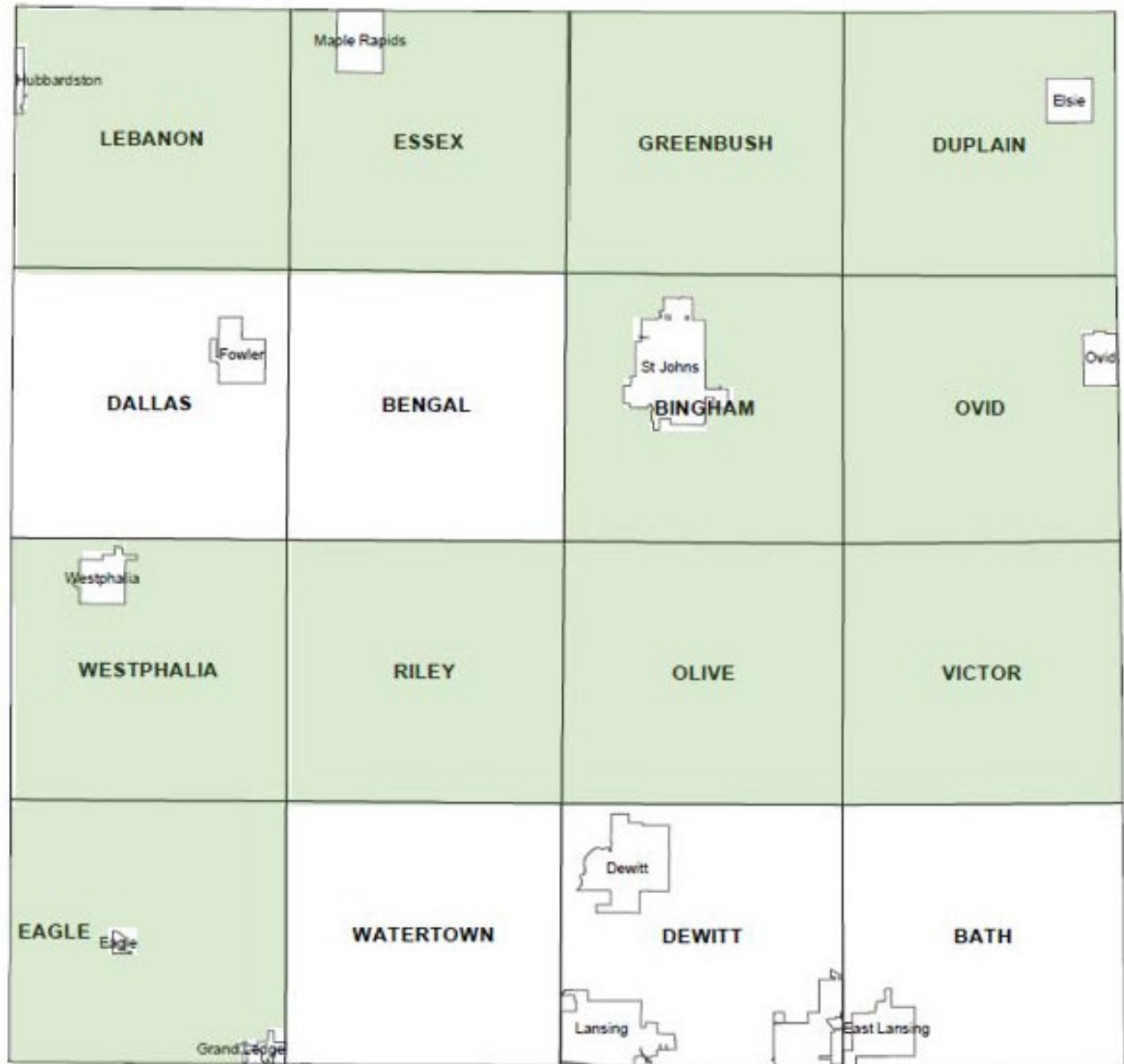
The County's Comprehensive Plan was adopted in 2002 and involved extensive public input on the creation of the document. The Plan was reviewed/updated in 2008 and again in 2016 with a review in-between (2012), which concerned future land use in Dallas Township surrounding the Village of Fowler. The current Zoning Ordinance was based primarily on the goals and objectives outlined in the 2002 Comprehensive Plan.

Clinton County has planning and zoning jurisdiction over eleven (11) General Law Townships. Incorporated areas, the Charter Townships of Watertown, DeWitt and Bath and the General Law Townships of Bengal and Dallas, are not within the planning and zoning jurisdiction of the County and therefore not subject to this Comprehensive Plan. However, the planning documents of these respective communities were reviewed as part of this update and were appropriately included in the Comprehensive Plan.

HOW THE COMPREHENSIVE PLAN IS ORGANIZED

The Comprehensive Plan is comprised of Background Studies; Vision, Goals and Objectives; Future Land Use Map; Community and Agency Plans; Sub-Area Plans; Zoning Plan (Map); Implementation Plan; and associated Appendices.

Figure 1.
Clinton County Jurisdictional Map



CHAPTER 2: BACKGROUND STUDIES

Background information serves as support for the goals and objectives as well as future land use policies of the Comprehensive Plan. Past trends, current characteristics, and future expectations of population are all important elements in determining future land use and facility needs. A number of studies were conducted as part of the original 2002 Comprehensive Plan to provide greater insight into existing and predicted future conditions. Where feasible, data for those studies have been updated as part of all subsequent updates, as well this update.

Clinton County consists of the following townships, cities and villages:

TOWNSHIPS

Bath	Greenbush
Bengal	Lebanon
Bingham	Olive
Dallas	Ovid
DeWitt	Riley
Duplain	Victor
Eagle	Watertown
Essex	Westphalia

CITIES

DeWitt	East Lansing (<i>portion</i>)
Ovid	Grand Ledge (<i>portion</i>)
St. Johns	Lansing (<i>portion</i>)

VILLAGES

Eagle	Hubbardston (<i>portion</i>)
Elsie	Maple Rapids
Fowler	Westphalia

The County has planning and zoning jurisdiction for eleven (11) of the sixteen (16) Townships. The cities, villages, charter townships of Bath, DeWitt, and Watertown, and the general law

townships of Bengal and Dallas are not part of the Comprehensive Plan for purposes of regulating planning and zoning. The other communities are addressed where appropriate for the purposes of reviewing consistency and compatibility of adjacent Future Land Use Mapping activities (as referenced in Chapter 5).

The Background Studies consist of the following elements:

- Demographic Summary/Information
- Natural and Environmental Features
- Historical Resources
- Existing Land Use (1999)

LOCATION AND REGIONAL CONTEXT

Clinton County is approximately five hundred seventy-one (571) square miles in size and is centrally located in the lower peninsula of the State of Michigan. The County is bordered by Shiawassee County to the east, Gratiot County to the north, Ionia County to the west, and Eaton and Ingham Counties to the south. The City of Lansing (the State's capitol) and East Lansing (home to Michigan State University) are located immediately south in Ingham County.

Interstate 69 and Interstate 96 traverse the southern portion of the County. State Highway M-21 bisects the County and is a major east-west transportation route. M-21 was historically referred to as Bluewater Hwy. running from Lake Huron to Lake Michigan. The major north-west transportation route is US-127 connecting Lansing, I-69, and I-96 to points north.

The southern portion of the County is predominantly suburban in a regional context. This includes the townships of Bath, DeWitt, Watertown and Eagle, the cities of DeWitt, Grand Ledge and East Lansing. The County still retains a large amount of agricultural and rural areas to the north, with urban development in and around the villages and the cities. The County retains a rich agricultural heritage but

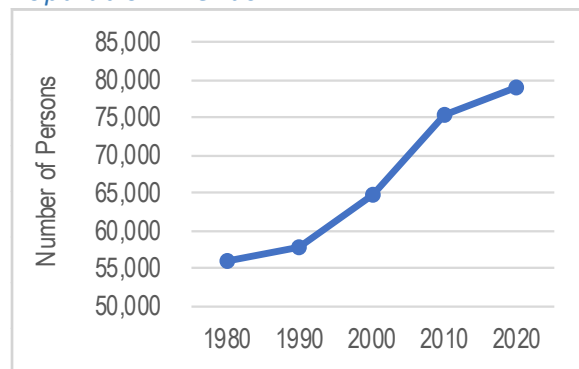
has seen increasing subdivision, multi-family residential, and associated service industry development in the last twenty (20) years. In 2019-2020, a major industrial development was constructed on the north side of St. Johns (Mid-West Cheese Factory) that expanded employment opportunities and shined a light on the importance of the region’s agricultural resources.

POPULATION CHARACTERISTICS

Growth in Clinton County’s resident population accelerated during the 1960’s and 1970’s with the construction and opening of regional highways. (I-496, I-96, I-69 and US-127). This trend continued during the ‘70s and ‘80s and, by the 1990 Census, almost 58,000 people were living in the County.

Clinton County’s 2020 population has reached 79,128 according to the US Census Bureau. The combination of further regional in-migration is anticipated to result in continued steady growth. Figure 2, below, outlines the population changes in the County from 1980-2020.

Figure 2.
Population Trends



Source: US Census Bureau

Between 2010 and 2020, Clinton County was the 10th fastest growing county in Michigan. With an increasing amount of suburban growth from the Lansing-East Lansing Metropolitan Area, the southern tier of Clinton County has experienced the majority of the County’s residential and commercial expansion. Table 1, below, displays

the percent change in population from 1980 to 2020 for the entire County. The 2010-2020 percent change in population for individual Townships is shown in Table 2.

Table 1.
Change in Population

Year	# of Persons	% Change
1980	55,893	14.6%
1990	57,883	3.6%
2000	64,753	11.9%
2010	75,382	16.4%
2020	79,128	5.0%

Source: US Census Bureau

Table 2.
Change in Population by Township

Township	2010	2020	% Change
Bath	11,598	13,292	14.6%
Bengal	1,188	1,138	-4.2%
Bingham	2,859	2,919	2.1%
Dallas	2,369	2,411	1.8%
DeWitt	14,321	15,073	5.3%
Duplain	2,363	2,303	-2.5%
Eagle	2,671	2,776	3.9%
Essex	1,910	1,827	-4.3%
Greenbush	2,199	2,143	-2.5%
Lebanon	605	597	-1.3%
Olive	2,476	2,535	2.4%
Ovid	2,198	2,188	-0.5%
Riley	2,024	2,020	-0.2%
Victor	3,460	3,463	0.1%
Watertown	4,836	5,563	15.0%
Westphalia	2,365	2,444	3.3%

Source: US Census Bureau

NOTE:

The 2020 Census Age numbers are not anticipated for release until mid-2022 and should be included in the next scheduled Comprehensive Plan update.

AGE COMPOSITION

Age composition is an important characteristic of a population. For example, age groupings can indicate the number of school-age children, the size of the workforce, and the size of the elderly population. This information can be used for school enrollment projections, planning for

recreation facilities, special services, and other governmental services.

Clinton County’s age distribution is consistent with those of the region. Table 3 below illustrates how since 2000, the age group under 18 has remained relatively stable and the age group between 25 and 44 has decreased. Age groups between 18 and 24, 45 and 64 and over 64 increased significantly.

Table 3.
Age Groups

Age Group	2000		2010	
	# of Persons	% Change	# of Persons	% Change
Under 18	18,195	28.1%	18,612	2.3%
18-24	4,727	7.3%	8,178	73.0%
25-44	18,908	29.2%	17,704	-6.4%
45-64	15,865	24.5%	21,183	33.5%
65 and older	7,058	10.9%	9,705	37.5%

Source: US Census Bureau

NOTE:

The 2020 Census Housing Characteristics numbers are not anticipated for release until mid-2022 and should be included in the next scheduled Comprehensive Plan update.

HOUSING CHARACTERISTICS

The supply of adequate and appropriate housing is essential to building strong neighborhoods, villages, cities, and the County. Clinton County should attempt to provide an assortment of housing options for all segments of the population where possible.

Nationwide there is a trend towards smaller household sizes. Table 4 below reveals a similar trend for Clinton County between 1990 and 2010. This decrease in household size is likely related to trends of having fewer children and societal changes in household structures.

Table 4.
Household Size

Year	Persons/Household	% Change
1990	2.85	N/A
2000	2.70	-5.3%
2010	2.59	-4.1%

Source: US Census Bureau

In 2000, the County had 23,653 total housing units. This was an increase of 17% from 1990. In 2000, eighty percent (80%) of all housing units were single-family detached homes. Manufactured homes and multiple family housing make up for the rest of the housing, with manufactured homes accounting for nine percent (9%) of County housing. The 2000 single family housing percentage is an increase from the 1990 census which indicated that seventy-eight percent (78%) of the housing stock was single-family detached housing. Townships with the higher populations generally have a higher percentage of multiple family housing. However, this trend is not universal, and the Townships in the County vary between sixty-eight percent (68%) and ninety-eight percent (98%) single-family detached homes.

Along with the increase in population in Clinton County between 2000 and 2010, the County also saw an increase in number of households by 21.6%. The number of non-family households saw a dramatic increase of 50.3% (see Table 5).

Table 5.
Change in Households

	2000	2010	% Change
Total Households	23,653	28,766	21.6%
Family Households	17,976	20,232	12.6%
Non-Family Households	5,677	8,534	50.3%

Source: US Census Bureau

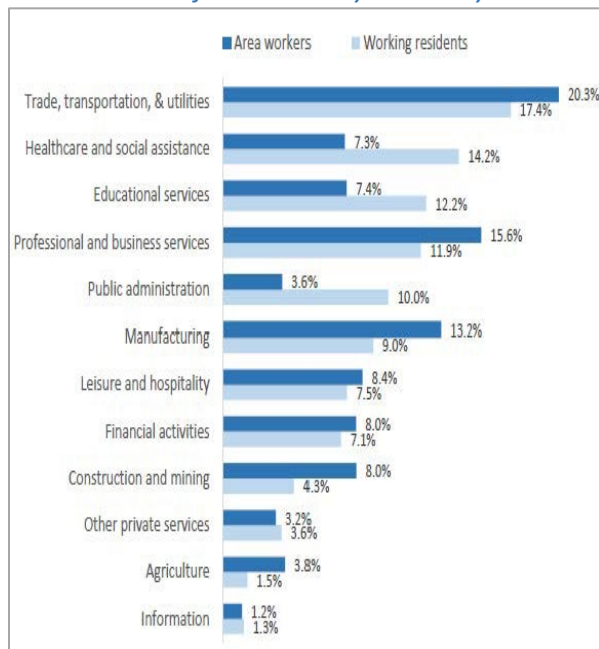
ECONOMY

Consideration of the local economic base is included in the planning process to ensure that land reserved for commercial and industrial uses is of adequate size and location to meet the aspirations of the community. Economic

activities may create job opportunities for local residents and contribute to the improvement of the County’s tax base.

As shown in Figure 3, some people commute to Clinton County for work; others live in the County and commute outside for work, alternatively, some live and work in the County. Approximately 34% of individuals employed in Clinton County also live within the County while 40% come from the surrounding counties such as Eaton, Gratiot, Ingham, Ionia, and Shiawassee. Approximately 41% of working residents in Clinton County who commute travel to Ingham County and approximately 19% travel more than 50 miles to counties as far as Kent and Wayne.

Figure 3.
Distribution of Workers by Industry



Source: US Census Bureau, Local Employment Dynamics Origin-Destination Employment Statistics (LODES), 2015

NATURAL AND ENVIRONMENTAL FEATURES

Clinton County is fortunate to have a wealth of natural features throughout the County. Below is a summary of those features. Maps showing the locations of these features are located in the Appendix.

Climate

Clinton County’s climate is typical for the central part of the Lower Peninsula in Michigan. Located in the “temperate climate” in North America, the average high temperature is fifty-seven (57) degrees Fahrenheit, and the average low is thirty-seven (37) degrees Fahrenheit. The County experiences 30.6 inches of precipitation a year on average. The County receives on average, fifty-one (51) inches of snow annually.

Soils

Clinton County has been an agricultural community since its settlement in the early 1800’s. The County’s rich agricultural soils have been separated in to eight (8) categories by the United States Department of Agriculture. The categories and their descriptions are the following:

- Marlette-Capac-Parkhill association – *Well-drained to very poorly drained, nearly level to steep sandy loams to clay loams on moraines and till plains.*
- Capac-Parkhill-Marlette association – *Very poorly drained to well drained, nearly level and gently sloping loams on till plains.*
- Blount-Sims-Morley association – *Very poorly drained, nearly level to sloping loams and silty clay loams on till plains and moraines.*
- Boyer-Marlette-Houghton association – *Well-drained to moderately well drained, gently sloping to steep loamy sands to loams on moraines and very poorly drained muck in depressions.*
- Boyer-Wasepi-Spinks association – *Well-drained to somewhat poorly drained, nearly level to moderately steep loamy sands and sandy loams on outwash plains, on terraces, and in old glacial drainage ways.*
- Sebewa-Matherton-Boyer association – *Very poorly drained to somewhat poorly drained, nearly level loams in depressions and well drained, gently sloping loamy sands on terraces.*
- Sloan-Houghton-Cohoctah association – *Poorly drained to very poorly drained, nearly*

level loams and muck on flood plains.

- Houghton-Gilford-Adrain association – *Very poorly drained, nearly muck and sandy loams in old lake basins and in depressed drainage ways.*

Water

Predominate lakes and rivers in Clinton County include:

- Lake Ovid
- Lake Victoria
- Park Lake
- Round Lake
- Grand River
- Looking Glass River
- Maple River
- Muskrat Lake

CULTURAL AND HISTORICAL RESOURCES

Clinton County is a community rich with historical and cultural heritage. The diversity of historical elements and sites, structures, and cultural practices have formed and guided its many communities since its establishment. By preserving and protecting its cultural heritage, and by recognizing changing socio-economic patterns, the County will be guarding the traditional foundation of the community.

Clinton County has a number of historical sites. These pieces of history should be preserved as a landmark of establishment for the future generations to enjoy.

The following is an inventory of known historical sites in the County and their cultural significance. *Some sites are located outside of the planning jurisdiction but have a cultural context to the surrounding area.*

The Congregational Church:

222 N. Main Street, Ovid

This Church was built in 1872 and is currently the only historical marker on the National Historical List.

Hart Clinic:

Spring Street, St. Johns

Now an apartment building in downtown St. Johns, this structure was originally called the Hart Clinic. It is historically known as the first hospital in St. Johns.

MacKinnon Building:

211. N. Clinton Avenue, St. Johns

Built in 1876, this store was originally a grocery store. Unknown to the common pedestrian, a hidden storeroom originally used to store butter and eggs, lies underneath the sidewalk adjacent to the store.

Crosby Mint Still:

U.S. 127 Business/Parks Road

In a County known for its mint history, this is the last remaining original mint still. In 1913, mint production began in this region. Peppermint was an agricultural staple until 1940, when the wilt disease forced the change to spearmint. Still today, some farmers grow and distill spearmint in and around the region.

Shepardsville, MI

Founded in 1856 by William Shepard, this town was tormented by numerous fires throughout its history. During these fires the town lost two mills, five stores, and a cheese factory, these losses made any community growth near impossible. Shepardsville is not historically famed because of these fires, but instead for the event which took place on July 4, 1885. This was the date that the Michigan Rushers took the field in what some claim as the first professional football game in history.

Colony Schoolhouse:

Rochester Colony

Built in 1838, one of the first schoolhouses opened in the County. First teacher of the school was Bathsheba Sever.

Duplain Methodist Church:

Rochester Colony

Built in 1855, this church serviced the residents of the Colony to regular monthly services. Now

the structure is used as a museum for Rochester Colony heritage.

Minsky House:

U.S. 127/French Road

Built in 1856, this house was originally Coleman’s Tavern and used as a stagecoach inn. In 1879, Colonel David French bought the building, expanded it, closed the tavern, and used it as a summer resort for travelers.

Campau Trading Post:

Along Maple River in Maple Rapids

George Campau, the first white man in Clinton County, established this trading post in 1826. Today, a monument stands to represent this historical site.

Kraft General Store:

Herbison/Wacousta Roads

The original building was used as an Indian trading post in the early 1800’s. Before being moved to its current location it sat on the banks of the Looking Glass River.

Grave of Revolutionary War Soldier:

Cemetery north of Eagle

The grave of Joshua Simmons in this cemetery is on the State’s Historical Commission’s list of historic sites. This is the only revolutionary war cemetery in the region.

Inter-Urban Power Plant:

Loomis/Jason Roads

The site of the powerhouse for the electric railroad that operated from Lansing to St. Johns. Originally designated to run to St. Louis, this railroad began operation March 26, 1901. By 1927, the service was discontinued because of the automotive transportation’s popularity.

Gunnisonville School:

Wood/Clark Roads

Also on the State’s Historical Commission’s list, this schoolhouse is now a museum owned by the Lansing School District. It is now the fourth schoolhouse to be located on the site, the

previous log, frame, and brick structures all burned down.

Bath School Disaster

On May 18, 1927, a dynamite blast rocked the Bath Consolidated School, shattering one wing of the building and resulting in the death of thirty-nine children and teachers; dozens more were injured. An inquest concluded that dynamite had been planted in the basement of the school by Andrew Kehoe, an embittered school board member. Resentful of higher taxes imposed for the school construction and the impending foreclosure on his farm, he took revenge.

EXISTING LAND USE

In 1999, the most recent land use inventory was completed. The land use categories were determined through analysis and revision of existing land use maps and field inspections.

NOTE:

While existing land uses were reviewed as individual area evaluations, as part of the latest update, a comprehensive existing land use mapping is recommended as part of the next scheduled Comprehensive Plan update.

Clinton County’s land use statistics have changed significantly since the previous inventory in 1978. According to the 1999 land use statistics, over ten percent (10%) of the County is single family residential. This is an increase from 3.14 percent in 1978. This increase comes at the expense to agricultural land whose land share dropped from seventy-four percent (74%) in 1978 to sixty-six percent (66%) in 1999, almost 29,000 acres.

Maps illustrating the locations of land uses in 1978 and 1999 can be found in Appendix C.

Categories used in the existing land use inventories are as follows:

Single Family Residential

Land area used for residential structures with a single, self-sufficient dwelling unit that is not attached to any other dwelling unit.

Multiple Family Residential

Land area used for residential structures, which contain two, or more attached dwelling units.

Commercial

Land area uses include retail establishments and the business, financial, professional and repair services of the area.

Institutional

Education, government, religious, health, correctional, and military facilities are found in this category. All buildings, grounds, and parking lots that compose the facility are included within the institutional class.

Industrial

Industrial areas include a wide array of uses from light manufacturing and industrial parks to heavy manufacturing plants.

Forested

Lands that are at least ten percent (10%) stocked by forest trees of any size, or formerly having such tree cover, and not currently developed for non-forest use.

Open Herbaceous

Grasslands that are dominated by grasses and forbs. Such areas are often subjected to continuous disturbance such as mowing, grazing, or burning to maintain the herbaceous character. Typical plant species are quack grass, Kentucky bluegrass, upland and lowland sedges, reed canary grass, and clovers.

Shrublands

Shrublands are dominated by native shrubs and low woody plants. If left undisturbed, such areas are soon dominated by young tree growth. Typical shrub species include blackberry and raspberry briars, dogwood, willow, sumac, and tag alder.

Wetlands

Wetlands are those areas between terrestrial and aquatic systems where the water table is at, near, or above the land surface for a significant part of most years. The hydrologic regime is such that it permits the formation of hydric soils, or it supports the growth of hydrophytic vegetation.

Open Land

Land area used for public and private active and passive recreation, golf courses, auditoriums, stadiums, auxiliary facilities, and other outdoor recreation.

Lakes and Rivers

Any land area that is predominately or persistently water covered.

Agricultural

Agricultural land is defined broadly as land used for production of food and fiber. The agricultural land class is divided into seven (7) subcategories for the purposes of the current use inventory. These categories are cropland; orchard, vineyard, ornamental; confined feeding; permanent pasture; and other agricultural lands.

Road Transportation

This category includes those areas related to road transportation. The major components of this category are pavements, interchanges, rest areas, and rights-of-way.

Urban/Built Up

The Urban classification is comprised of areas of intensive use with much of the land covered by structures. Included in this category are cities, villages, strip developments along highways, transportation, power and communication facilities, and areas such as those occupied by mines and quarries, shopping centers, industrial and commercial complexes, and institutions that may, in some instances, be isolated from urban areas.

CHAPTER 3: VISION, GOALS AND OBJECTIVES

VISION STATEMENT

In developing the Comprehensive Plan and its various updates, the Clinton County Planning Commission constructed a vision statement. This vision statement is based on the review of the same information as the goals and objectives but is considered as a guiding principle.

“The vision of the Clinton County Comprehensive Plan is to promote a high quality of life and continued commitment to preserve and enhance the unique and diverse character of the County through policies and programs to promote intergovernmental cooperation, preserve open space, agricultural and natural resources, provide recreational opportunities, ensure an efficient and safe transportation network, desirable economic development, and active public participation.”

GOALS & OBJECTIVES

Clinton County is faced with a number of critical land use issues. Perhaps the most critical is the protection of agricultural land and the rural quality of the County while allowing for growth and development. The guiding principles, goals, and objectives of the Comprehensive Plan establish the desired character, quality, and pattern of development for the physical development of the County. The guiding principles, goals, and objectives contained in this chapter direct future decisions on land use regulations, actions, procedures, and programs that will further implement the intent and purpose of the overall plan.

In terms relevant to community planning, goals and objectives provide the Comprehensive Plan the philosophical guidance to address the

current issues and advance plans into the future. In general, goals and objectives can be defined as follows:

Goals are overall broad statements that provide a focus for future discussions. Goals are supported by the more specific objectives.

Objectives are more specific, measurable, action-oriented statements that help achieve the goals. Policy statements provide justification to revise or draft new ordinances or regulations or finance specific capital improvements.

The goals and objectives presented are organized by ten (10) major themes:

1. Government
2. Quality of Life
3. Agricultural Land Preservation
4. Land Use
5. Parks and Recreation
6. Community Services and Infrastructure
7. Natural Resources
8. Economic Development
9. Transportation
10. Public Involvement

**GOAL 1:
GOVERNMENT**

Communicate openly and efficiently coordinate all governmental efforts to ensure efficient and non-duplicative services to all residents of the County.



Objective 1

Improve the communication and coordination of the planning and development permit process between County officials, the public, agencies, and local governments.

Objective 2

Investigate areas where shared services and/or costs between two (2) or more communities are appropriate and encourage joint efforts in these areas.

Objective 3

Coordinate economic development efforts in the County through local, regional, and state partnerships with existing organizations such as the Capital Council of Governments (CAPCOG).

Objective 4

Provide a coordinated approach toward recreational opportunities and open space preservation in the County and the Region.

Objective 5

Encourage greater collaboration and coordination of efforts among the municipalities and the school districts in the Region.

Objective 6

Encourage physical linkages, such as bike, pedestrian, and equestrian pathways between communities to connect important regional assets such as parks and community services. Promote the goals, objectives, and provisions of the “Clinton County Non-Motorized Facilities Plan”. *Such information can be found on the [Parks & Green Spaces website](#).*

Objective 7

Continue to invest and expand in technology that facilitates information sharing and agency coordination/collaboration (e.g., GIS, webpages, etc.).

GOAL 2:
QUALITY OF LIFE

Promote and maintain a high quality of life for current and future residents of the County.

Objective 1

Manage growth in the County to ensure development is compatible with township development plans and promote the phasing of high impact development to minimize its effects.

Objective 2

Encourage a variety of housing styles and types to accommodate a wider range of housing preferences, income levels and household types (singles, seniors, empty-nesters).

Objective 3

Ensure compatibility between new development and existing development in site plan and special land use reviews.

Objective 4

Preserve, protect, and educate on valued cultural and historical resources.

Objective 5

Continue to enhance the visual appearance of the County through zoning regulations and site plan review standards for setbacks, signs, landscaping, lighting, etc.

Objective 6

Create and sustain the diverse sense of place and community throughout the County.

Objective 7

Support the expansion of “Broadband” and technological connectivity throughout all areas of the County.



**GOAL 3:
AGRICULTURAL LAND
PRESERVATION**

Emphasize the preservation of agricultural land uses and open space through zoning, regulatory controls, and other mechanisms such as PA-116.



Objective 1

Coordinate Future Land Use Mapping (mapping) with PA-116 enrolled lands.

Objective 2

Support business and industry growth that enhances the value of local agriculture (products and practices).

Objective 3

Enhance and develop programs through existing organizations, such as Michigan State University Extension (MSUE) and Conservation District to support the agricultural industry in the County.

Objective 4

Recognize and consider protection of prime, unique, and important agricultural lands in the County in development decisions.

Objective 5

Continue working with local jurisdictions, farmers, and the agricultural industry to enhance and protect farmland.

Objective 6

Develop (with existing organizations and schools) public information and education programs about the impact of agricultural land reductions and the value of agricultural land preservation.

Objective 7

Develop zoning regulations which allow flexibility in commercial farm growth but restrictive enough to maintain sound environmental practices and location.

Objective 8

Develop provisions that support and diversify farms that support regional agricultural tourism (e.g., wedding barns, etc.) in appropriate locations.



**GOAL 4:
LAND USE**

To provide for the orderly use of Clinton County land, to protect and maintain the present rural, residential, agricultural atmosphere, respect the natural environment and processes, recognize the agricultural and rural orientation of the County, and to regulate development in a manner which will protect both the rights of private landowners and the interests of the public.

Objective 1

Encourage compatible land use plans and zoning districts between adjacent jurisdictions.

Objective 2

Encourage development that is contiguous to existing development and infrastructure.

Objective 3

Encourage the redevelopment of existing structures.

Objective 4

Promote urban revitalization policies that encourage growth, development, and preservation in, or in proximity to, existing cities and villages.

Objective 5

Work with school districts to improve existing schools and facilities.



Objective 6

Site regional facilities near population centers and near existing infrastructure.

Objective 7

Promote the clustering of development and new houses near existing towns to protect agricultural lands and open space.

Objective 8

Encourage a mix of uses within new developments.

Objective 9

Establish character standards for new non-residential developments regarding landscaping, scale, form, and architectural elements.

Objective 10

Promote general solid waste management practices in the consideration of new and existing residential, commercial, and industrial development, including, but not limited to, planning for comprehensive solid waste, site design to accommodate recycling, waste disposal and composting facilities, and management of construction and demolition waste materials.

Objective 11

Promote the use of surety and performance bonds in the permitting process for non-occupied structures (e.g., cell towers, solar farms, billboard signs, etc.) for eventual dismantling and disposal in an economic and environmentally sound manner.

Objective 12

Promote the development of depleted extraction/mining areas for residential and/or recreational uses.

Objective 13

Promote sustainability in new developments and land use policy/regulatory decisions.

Objective 14

Promote the responsible development of solar and other alternative energy sources when developed in appropriate locations and utilizing the latest best management practices.



Photo Credit: National Grid Renewables

Objective 15

Recognize the authority of municipalities (cities, villages, and townships) to regulate marihuana uses as provided under current State law (e.g., “Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018.”)

Objective 16

Review adopted local plans (such as the “Bingham Township/City of St. Johns Joint Planning Area” or the “Victor Township Master Plan”) when reviewing land use/zoning cases with individual townships.

**GOAL 5:
PARKS & RECREATION**

Identify, acquire, develop and maintain a vibrant county park system that improves the quality of life in Clinton County which includes non-motorized trails and natural resource based parks of countywide significance that complement existing public and private park, recreation and open space opportunities, anticipate future growth and development in the County, help maintain the rural character, and welcome visitors and tourism.

Objective 1

Promote the goals, objectives, and provisions of the “Clinton County Park, Recreations and Open Space Plan”. *Such information can be found on the [Parks & Green Spaces website](#).*

Objective 2

Identify, acquire, and when possible, develop and maintain a system of water-oriented natural resource-based parks on surface waters appropriate for public recreational use.

Objective 3

Identify, acquire, and when possible, develop and maintain a system of non-motorized trails in the county providing recreation, non-motorized transportation, health and economic benefits. This may include links between communities, residential developments and existing or planned recreational facilities.

Objective 4

Encourage cooperation, coordination and funding of selected park, recreation, and open space resources, facilities and programs among local jurisdictions and governmental units.

Objective 5

Encourage cooperation, coordination and funding of selected park, recreation, and open space resources, facilities, and programs with non-profit organizations.

Objective 6

Establish countywide funding mechanisms for Clinton County Parks or various aspects of them, which may include one or more sources such as county general fund support, foundation grants, maintenance endowment, a millage, user fees, etc.

Objective 7

Cooperate in the development and promotion of conservation, cultural, educational, and recreational programs across the county.

Objective 8

Assist in the establishment of an agricultural land conservation program in Clinton County.

Objective 9

Facilitate universal access at public outdoor recreation facilities across the County.



**GOAL 6:
COMMUNITY SERVICES &
INFRASTRUCTURE**

Provide adequate, desirable, and quality services to residents in an efficient, equitable, and cost-effective manner.



Objective 1

Conveniently locate services and facilities in proximity to population centers.

Objective 2

Establish a multi-jurisdictional master plan for growth of community services and infrastructure that coincides with the anticipated growth of the County.

Objective 3

Promote the goals, objectives, and provisions of the “Clinton County Solid Waste Management Plan”. *Such information can be found on the [Waste Management website](#).*

Objective 4

Coordinate and develop programs with local jurisdictions to assure adequate emergency services to serve all areas of the County.

Objective 5

Support initiatives between the County and local jurisdictions to estimate costs and set priorities for capital improvements.

Objective 6

Establish appropriate urban service boundaries to support development of infrastructure and utilities around existing developed areas of the County.

Objective 7

Develop regulations and incentives for the use of shared septic and potable water systems in cluster developments.

Objective 8

Encourage convenient public access to new or expanded disposal or recycling facilities located within the County.

Objective 9

Work/coordinate with area jurisdictions to enhance connectivity (Broadband) in all areas of the County.

**GOAL 7:
NATURAL RESOURCES**

Promote, educate, and protect natural and nonrenewable resources, agricultural lands, and open space found in the County.



Objective 1

Protect groundwater aquifers and natural recharge areas including wetlands and significant areas of upland open space on a watershed basis.

Objective 2

Adopt a wetlands and groundwater protection ordinance, maintain data, and monitor health and quality of drinking water aquifers.

Objective 3

Protect and enhance groundwater and surface water resources from contamination from failing septic systems, fertilizer runoff, and other point sources of pollution.

Objective 4

Develop, educate, and enforce low-impact development storm water management techniques to minimize the impacts of non-point source pollution on surface water resources.

Objective 5

Preserve natural habitats and establish key wildlife corridors to sustain and enhance the quality of the natural environment.

Objective 6

Promote the “Clinton County Solid Waste Management Plan” to protect the environment and human health. Such information can be found on the [Waste Management website](#).

Objective 7

Develop and consider the use of energy and air quality and environmental impacts on the region when planning for future development.

Objective 8

Protect important scenic areas, wetlands, mature vegetation and other natural resources contributing to the community character.

Objective 9

Preserve and protect prime agriculture land and open space.

Objective 10

Protect natural resources through education and conservation practices.



Photo Credit: Michigan Economic Development Corporation

Objective 11

Carefully monitor gravel mine extraction sites to ensure that remediation plans are implemented, natural resources are protected, and the property is ready for future development when mining is complete.

Objective 12

Enhance educational programs and educate on the benefits of County waste management and recycling programs.

Objective 13

Continue to implement floodplain regulations coordinated with the latest mapping and best management practices.

**GOAL 8:
ECONOMIC DEVELOPMENT**

Continue to build the County's relationship with the Lansing Area Economic Partnership and other sanctioned organizations to secure economic opportunity for County residents now and in the future.



Objective 1

Designate areas of the County suitable for commercial and industrial uses on the Comprehensive Plan "Future Land Use Map".

Objective 2

Support the establishment of County Brownfield Redevelopment (BRA) Programs at the local level when opportunities arise. Continue County participation in the Capital Region Brownfield Redevelopment program.

Objective 3

Develop user-friendly site plan review, sign permit and building permit processes.

Objective 4

Encourage the adaptive reuse of existing structures and infrastructure to support land and resource conservation.

Objective 5

Promote the establishment of new businesses compatible with local jurisdictions.

Objective 6

Support efforts to provide appropriate land and infrastructure to support projected economic development needs.

Objective 7

Sustain economic development activities to ensure a diversified and adequate tax and employment base.

Objective 8

Support business retention and attraction within the County with existing Local, Regional and State organizations such as the Capital Council of Governments (CAPCOG) – which is a partnership with Clinton, Eaton and Ingham Counties, the Lansing Regional Chamber of Commerce and Michigan State University.

Objective 9

Support a County economic plan and provide assistance in grant applications and other funding sources.

Objective 10

Continue to support and expand community events and festivals that benefit the economic development of the region.

Objective 11

Promote and attract continued economic development along the "Agricultural Technology Corridor" that generally extends along M-21 (e.g., Michigan Milk Producers Association, Mid-West Cheese Factory, AgroLiquid, etc.).



**GOAL 9:
TRANSPORTATION**

Ensure an efficient, safe, and multi-modal transportation network throughout the County in cooperation and coordination with the County Transportation Authority (CTA), Clinton County Road Commission (CCRC), Michigan Department of Transportation (MDOT), Capital Area Transportation Authority (CATA), Tri-County Regional Planning Commission (TCRPC), and local jurisdictions.

Objective 1

Promote street and non-motorized connections of subdivisions, planned unit developments, and other mixed-use developments.

Objective 2

Maintain the existing rural character (two lane, tree canopy, limited lighting etc.) of rural County roads, including major and minor collectors, local streets, and roads.



Objective 3

Ensure that new commercial and large-scale residential development has appropriate access to major and minor collectors as shown on the official MDOT Clinton County Functional Road Classification Systems Map.

Objective 4

Promote cooperation, coordination, and public participation of transportation planning throughout the County and Region.

Objective 5

Develop regulations to protect the rural view sheds along County roads designated as rural on the MDOT Functional Road Classification Systems Map, including, US 127, BR127, I-96, and other high-intensity transportation routes.

Objective 6

Promote the goals, objectives, and provisions of the “Clinton County Non-Motorized Facilities Plan”. *Such information can be found on the [Parks & Green Spaces website](#).*

Objective 7

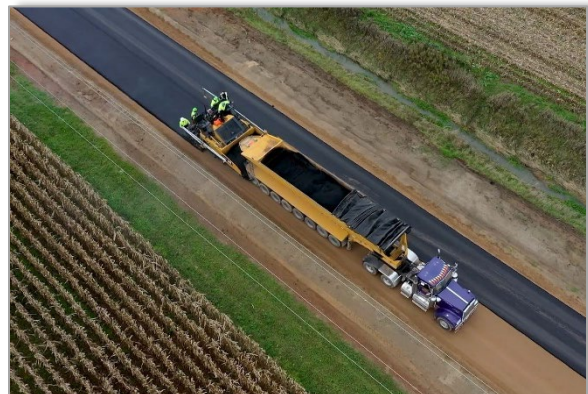
Promote access management on other principle arterials, minor arterials, urban collectors, and major collectors.

Objective 8

As part of the site plan review process, consider non-motorized transportation in land use planning.

Objective 9

In conjunction with the Clinton County Road Commission, map the primary haul routes of the various gravel pits operating in the County for public dissemination.



**GOAL 10:
PUBLIC INVOLVEMENT**

Encourage planning programs that include formalized, facilitated, and broad-based public involvement processes.



Objective 6

Along with required direct mailings, utilize web-based and social media technologies to inform interested County residents on issues related to land use planning.

Objective 1

Continue to encourage public participation and agency-developer/landowner collaboration in decision making for land use and transportation issues.

Objective 2

Promote planning programs that include broad-based public involvement processes to achieve consensus on the implementation of the vision for the County, Region, and each local community.

Objective 3

Improve communication through early and continuous involvement to help develop a clear vision and to lead to expedited implementation of better projects.

Objective 4

Promote township and local processes for reviewing site-specific land development applications that is reasonable, predictable, and fair for applicants, contiguous neighbors, and the community.

Objective 5

Utilize programs to inform and educate on County land use and development issues and to recruit future memberships on various County boards.

CHAPTER 4:

FUTURE LAND USE MAP

The Future Land Use Map serves to translate community land use and future development goals into a graphic illustration. Please see the maps at the end of this chapter for the overall Future Land Use Map and individual maps by township under the jurisdiction of this Plan.

The Future Land Use Map is prepared to serve as a policy depiction for the County regarding future land use changes, investments in public improvements, and future zoning decisions. The Comprehensive Plan is intended to be a working document to assist in providing for the orderly development of the County, as well as assist the community in its effort to maintain and enhance a pleasant living environment while fostering the preservation of agriculture and open space. The Future Land Use Map illustrates the intent of the Comprehensive Plan.

As part of the development of the Comprehensive Plan, careful study of existing land use and goals for land uses were considered when the Future Land Use Map and associated designations were created. This Comprehensive Plan update serves as a refinement of the previous Future Land Use Map based on development patterns since the previous update. Additionally, the updated Future Land Use Map is based on consideration of a number of factors, which include:

- *Citizen opinion and input*
- *Existing land use*
- *Natural features*
- *The existing Future Land Use Map*
- *Population projections and characteristics*
- *Community facilities*
- *Socio-economic considerations*
- *Traffic and circulation*
- *County goals and objectives*

Special emphasis should be directed at the comments and opinions gathered during the planning process in conjunction with community input. To this extent, it reflects general policy toward development and preservation within the County. These comments and opinions have been included in the goals and objectives within the Comprehensive Plan. Additionally, comments from all eleven (11) General Law Townships under the County's planning jurisdiction were considered to get input on future land uses. Those communities adjacent to the planning and zoning jurisdiction of the County were also given opportunity to review and comment per the required review period.

FUTURE LAND USE CATEGORIES

In order to guide the development of future land uses throughout the County, distinct land use categories are established. The categories, which are discussed in the following sections and indicated on the Future Land Use Map, are outlined below.

AGRICULTURAL PRESERVATION

Areas designated on the Future Land Use Map as Agricultural Preservation (shown as the color green) are intended to identify areas of prime agricultural land used for production agriculture, small farms, low-density (large lot) residential, agricultural related businesses and industry in order to ensure the conservation of agricultural resource lands of long-term commercial significance for existing and future generations. Additionally, these lands should be protected from interference by adjacent uses which may affect the continued use of these lands for production of food and agricultural products.

RURAL-TRANSITIONAL

The Rural-Transitional land use designation (shown as the color white) describes various non-urban locations in the County where there is some existing low density residential development along County roadways and land is not suitable (due to topography, soils, vegetation, etc.) for agricultural purposes. The

Rural-Transitional land use designation provides a transition from prime agricultural land, identified as Agricultural Preservation, to Rural-Low Density Residential. Minimum lot size in the Rural-Transitional land use designation is five (5) acres.

RURAL-LOW DENSITY RESIDENTIAL

The Rural-Low Density Residential land use designation (shown as the color orange) identifies non-incorporated residential areas that have existing low to medium density development. Rural-Low Density areas are characterized by the residential development along county roads, rural subdivisions or other rural areas of county experiencing growth at one (1) dwelling unit per acre. These areas also provide an alternative of smaller lot sizes while still maintaining a rural character.

LOW-MODERATE DEVELOPMENT

The Low-Moderate Development designation (shown as the color yellow) identifies areas adjacent to incorporated Cities, Villages, and Charter Townships that can likely be served by municipal water systems and municipal sewage treatment facilities. Minimum lot sizes in the Low-Moderate Development Area are generally three (3) to five (5) units per acre for residential purposes and intended to match development within incorporated areas for non-residential uses.

COMMERCIAL

The intent of the Commercial land use designation (shown as the color red) is to promote commercial development in optimal locations such as major intersections and on Business Route 127. These locations provide easy access for patrons of existing and/or future commercial enterprises.

INDUSTRIAL

The intent of the Industrial land use designation (shown as the color black) is to concentrate

future industrial uses in locations that are accessible to adequate roads, has availability of appropriate services and is compatible with neighboring land uses. Areas identified on the Future Land Use Map are located primarily adjacent to the City of St. Johns, near other incorporated municipalities, and along portions of M-21.

MIXED USE

The intent of the Mixed Use designation (shown as the color purple) is to encourage a mixture of compatible land uses on the same property or adjacent properties to provide employment, residential, shopping, and recreational opportunities. In the review of development in mixed-use areas, the Planning Commission should consider the ability of proposed projects to integrate into the overall development pattern surrounding the petitioned project. It should be the intent of future decisions to permit such uses, but only where such uses are integrated and harmonious.

COMMUNITY FACILITIES

This land use designation (shown as the color light blue) identifies existing community facilities including parks, recreation, schools, and other public and institutional uses.

PURCHASE DEVELOPMENT RIGHTS (PDR)

This designation (shown on the map as teal) identifies properties that participate in the State of Michigan's PDR program. PDR Programs are economic development tools to retain agricultural businesses, which is voluntary, which compensates owners of agricultural property for their willingness to accept a permanent deed restriction on their land that limits future development of the land for non-agricultural purposes.

Landowners are compensated for the fair market value of their land, based on the difference between what it could be sold for on the open market with no restrictions and what it

can be sold for as farmland. Independent, professional appraisers determine these values, and an agreement is negotiated on an individual basis with the farmer. Once an easement is in place, the landowner may still sell the land on the open market as farmland. All private property rights remain intact.

STATE DEPARTMENT OF NATURAL RESOURCES (DNR) LANDS

Areas on the Future Land Use Map designated as DNR Lands, shown as a pattern of green stripes, are properties owned by the State of Michigan for use as passive or active recreation and open space preservation. Many of these areas preserve valuable natural wildlife habitat and water resources.

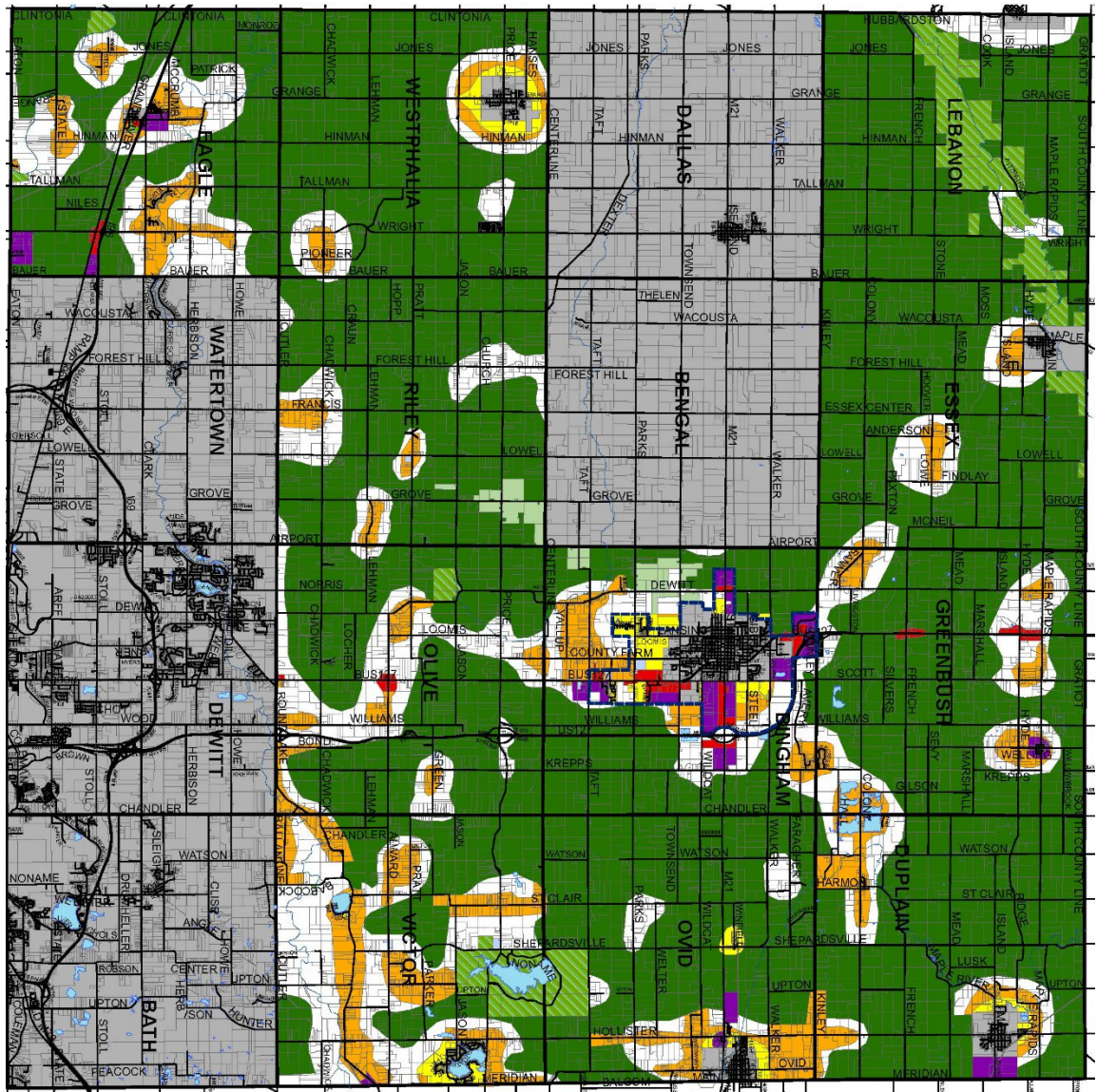
NON-JURISDICTIONAL AREA

As discussed, there are areas within the County that not under the County's planning jurisdiction. Land Use maps for these areas are not provided for since these other communities have their own adopted maps. These other plans and future land maps were taken into consideration in the development of this Comprehensive Plan and Future Land Use Map.

FUTURE LAND USE MAP AND UPDATES EVOLUTION

Appendix C demonstrates the way the Future Land Use Maps have evolved since 2008.

Figure 4. Clinton County Future Land Use Map



Future Land Use Map Amendment

Legend

- Rural/Transitional
- Agricultural Preservation
- Cities/Villages/Townships (that complete their own planning/zoning)
- Mixed Use
- Low/Moderate Development
- Industrial
- Community Facility
- Commercial
- PDR Land
- Rural-Low Density
- State Land
- Streets
- Lakes
- Rivers
- Joint City of St. Johns/Bingham Twp. Planning area - see plan

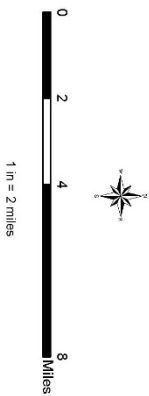
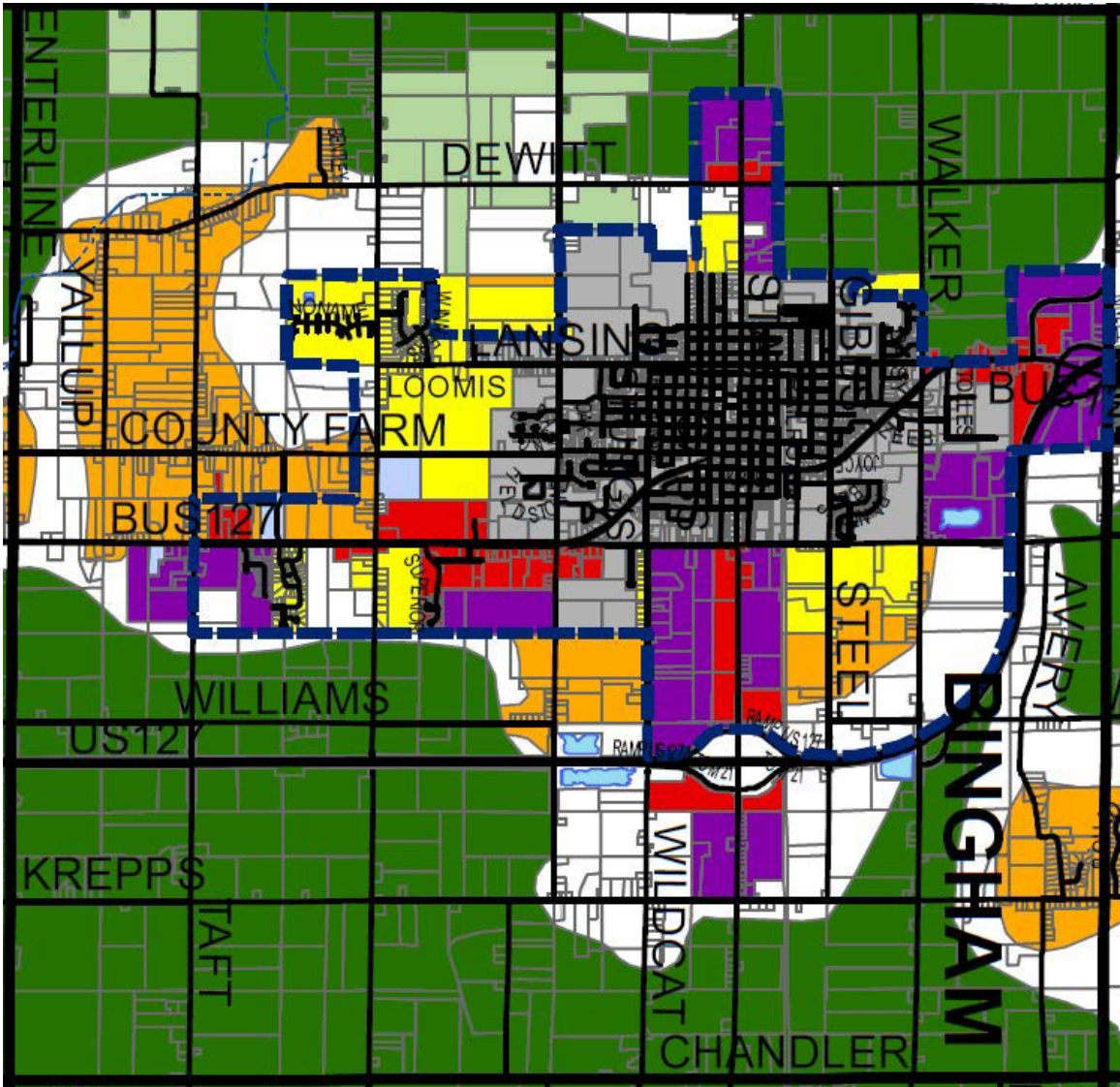


Figure 5. Bingham Township Future Land Use Map



Future Land Use Map Amendment

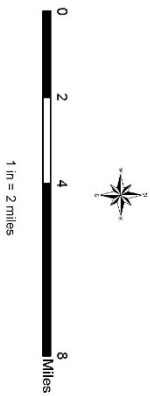
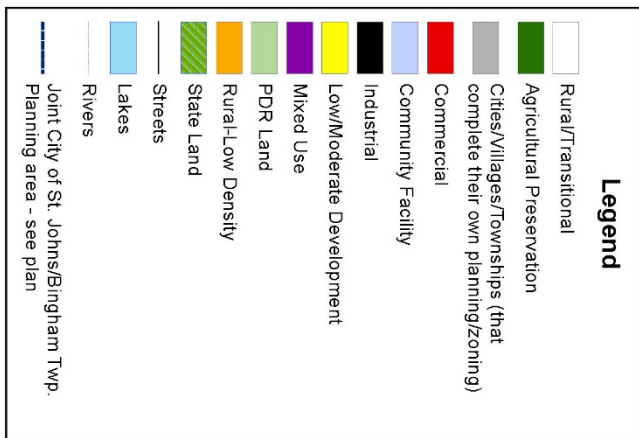


Figure 6. Duplain Township Future Land Use Map

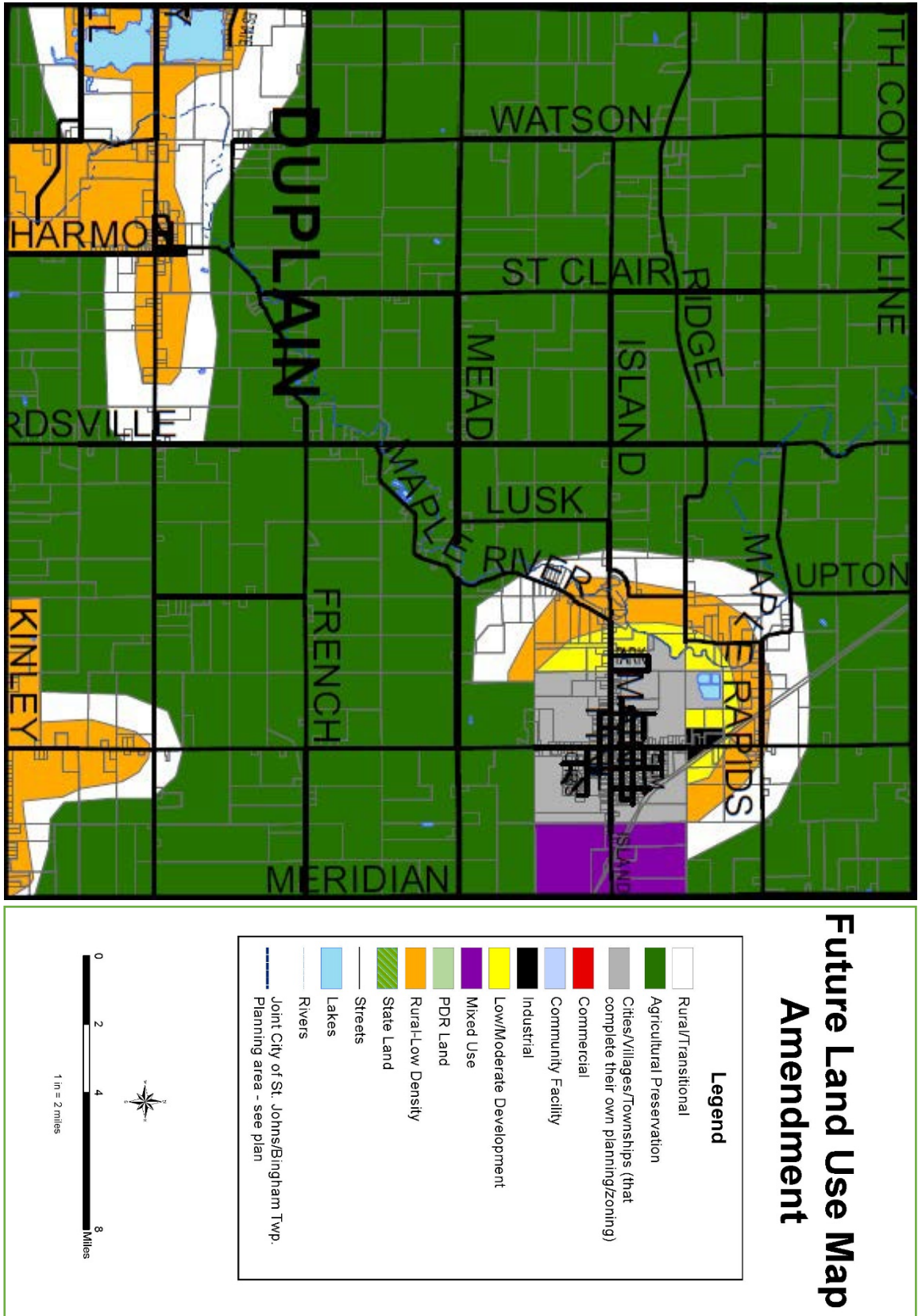
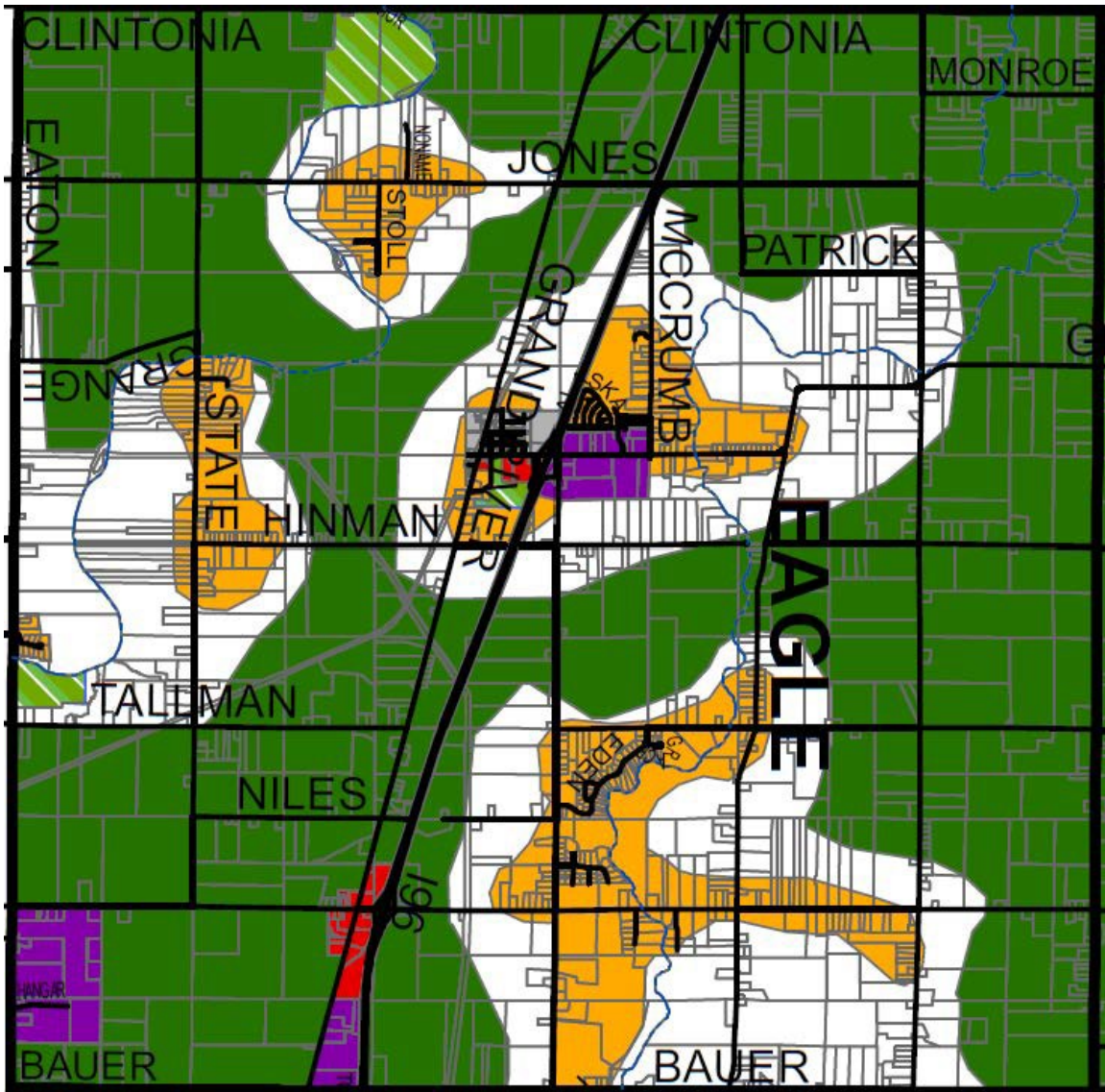


Figure 7. Eagle Township Future Land Use Map



Future Land Use Map Amendment

Legend

	Rural/Transitional
	Agricultural Preservation
	Cities/Villages/Townships (that complete their own planning/zoning)
	Commercial
	Community Facility
	Industrial
	Low/Moderate Development
	Mixed Use
	PDR Land
	Rural-Low Density
	State Land
	Streets
	Lakes
	Rivers

Joint City of St. Johns/Bingham Twp.
Planning area - see plan

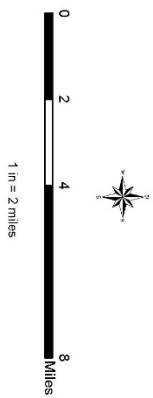
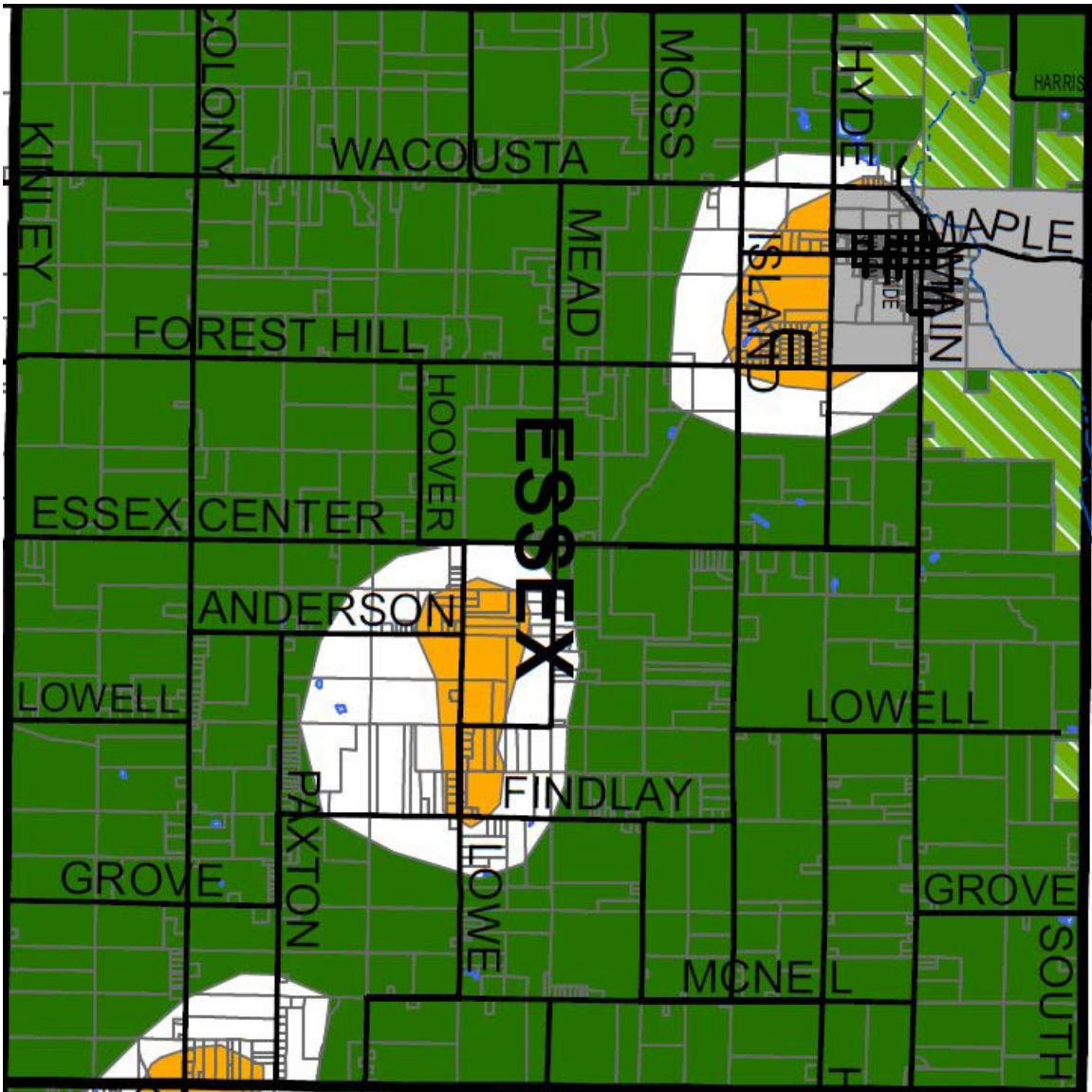


Figure 8. Essex Township Future Land Use Map



Future Land Use Map Amendment

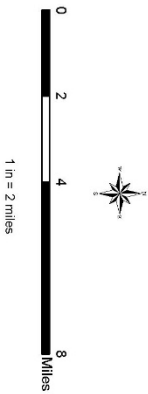
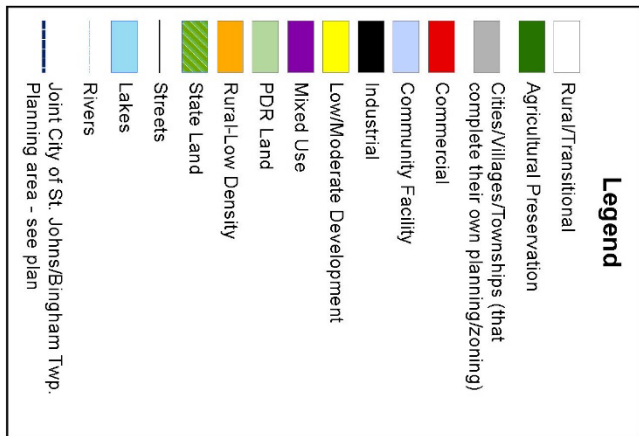
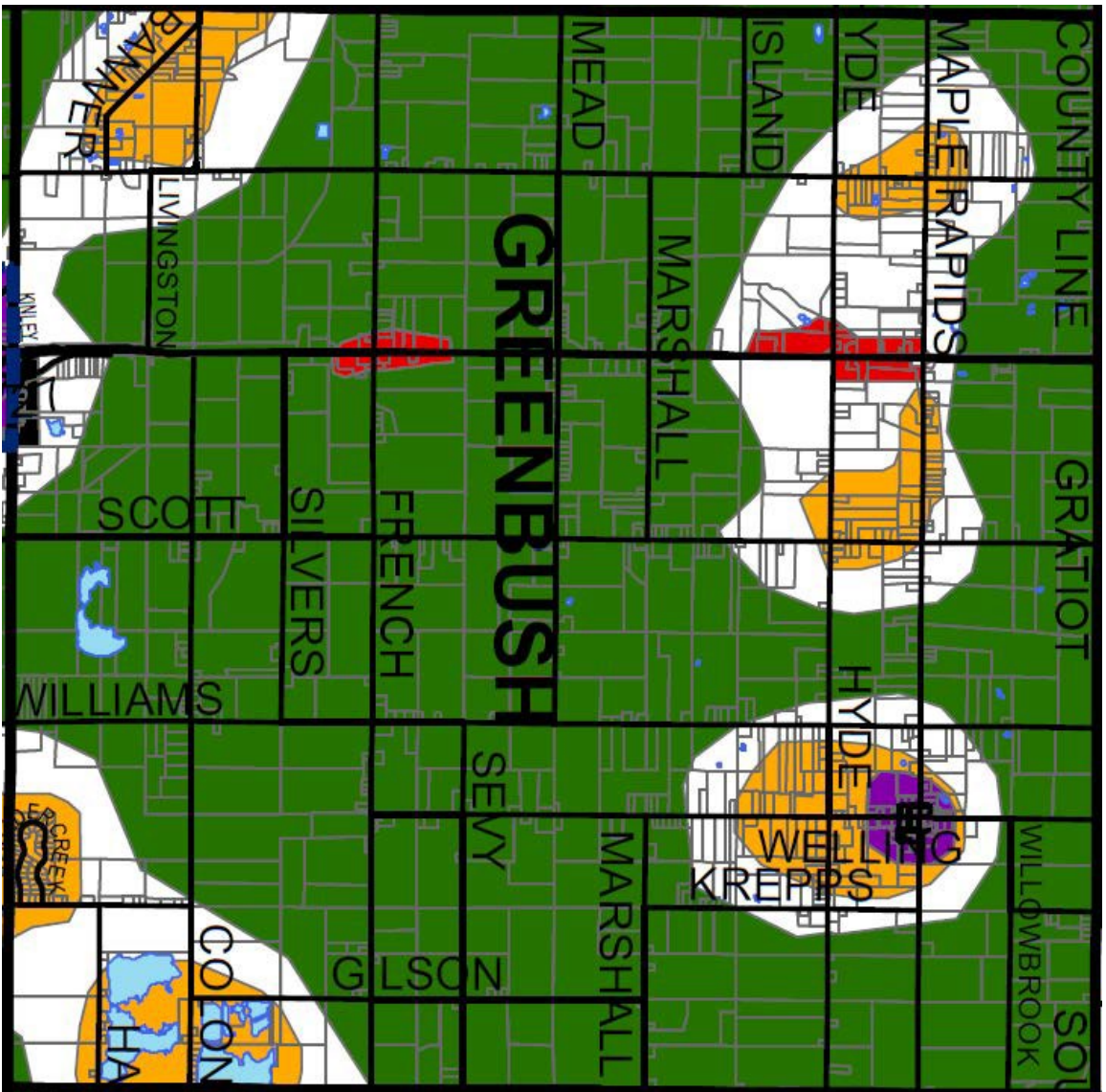


Figure 9. Greenbush Township Future Land Use Map



Future Land Use Map Amendment

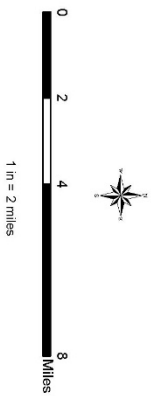
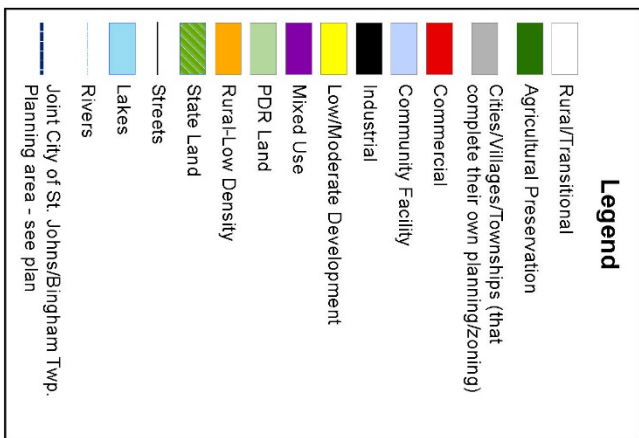
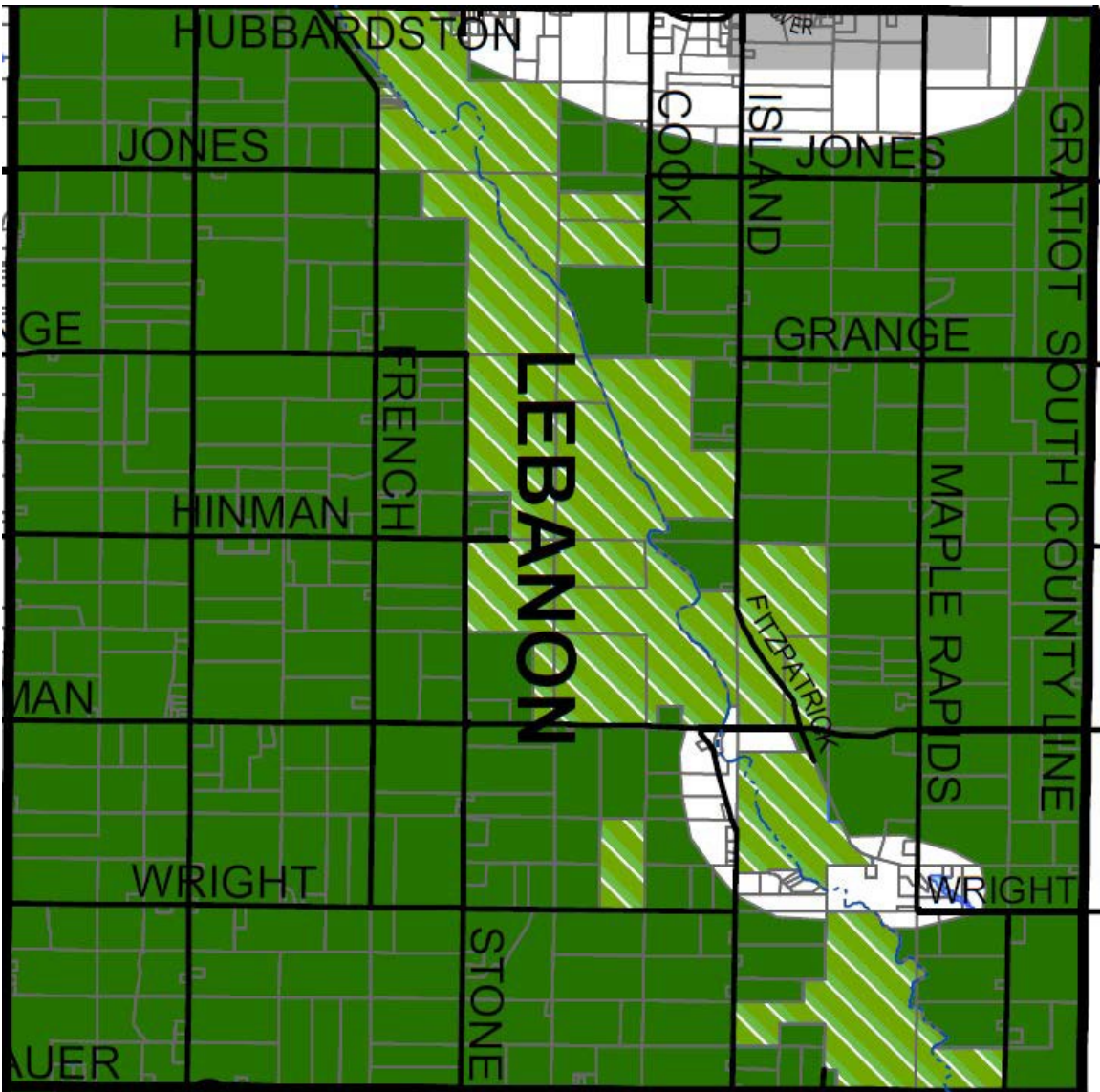


Figure 10. Lebanon Township Future Land Use Map



Future Land Use Map Amendment

Legend	
	Rural/Transitional
	Agricultural Preservation
	Cities/Villages/Townships (that complete their own planning/zoning)
	Commercial
	Community Facility
	Industrial
	Low/Moderate Development
	Mixed Use
	PDR Land
	Rural-Low Density
	State Land
	Streets
	Lakes
	Rivers
	Joint City of St. Johns/Bingham Twp. Planning area - see plan

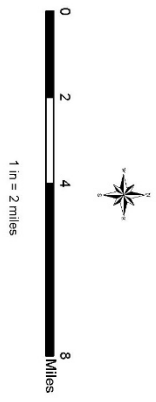
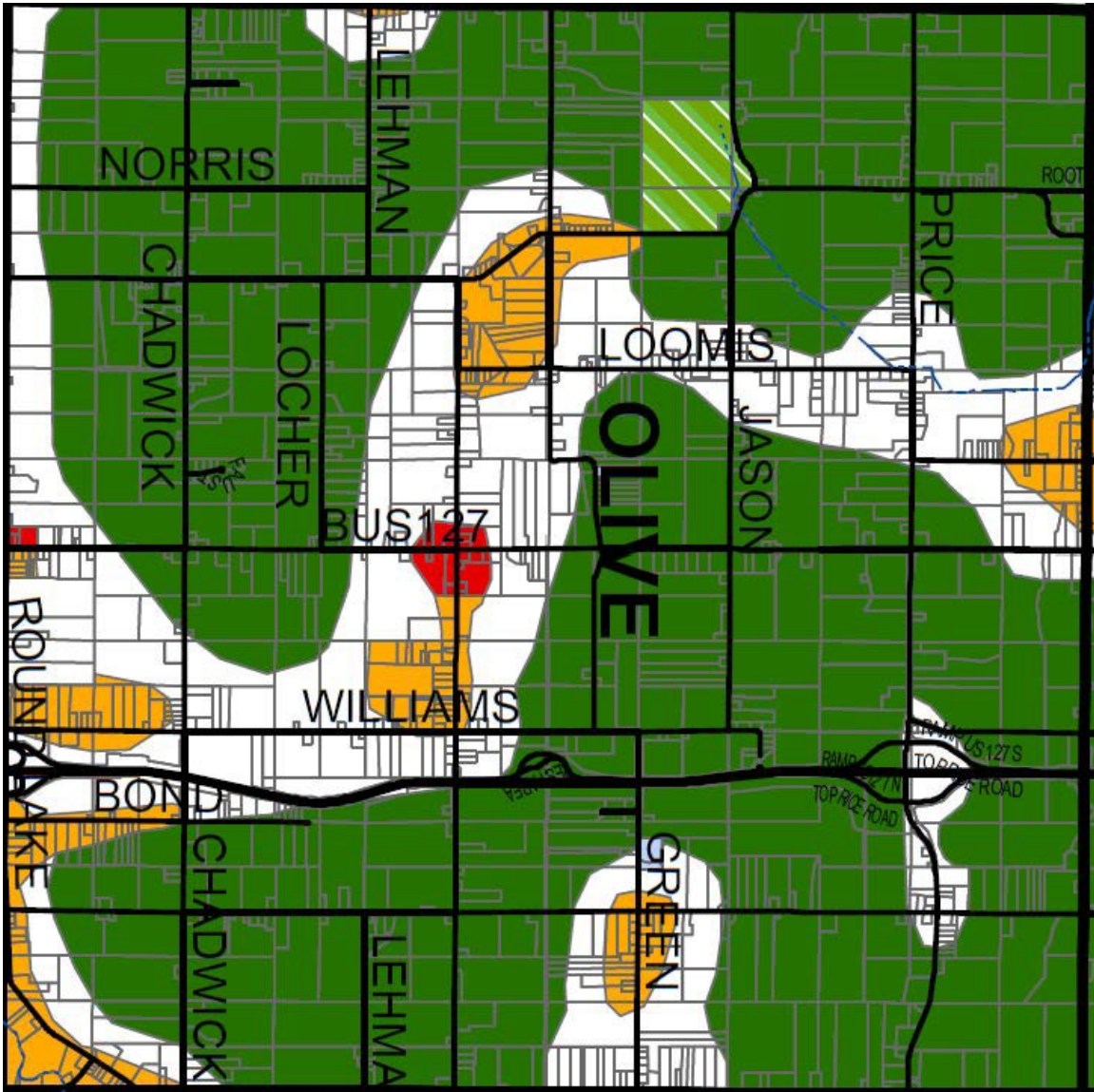


Figure 11. Olive Township Future Land Use Map



Future Land Use Map Amendment

Legend

- Rural/Transitional
- Agricultural Preservation
- Cities/Villages/Townships (that complete their own planning/zoning)
- Commercial
- Community Facility
- Industrial
- Low/Moderate Development
- Mixed Use
- PDR Land
- Rural-Low Density
- State Land
- Streets
- Lakes
- Rivers

Joint City of St. Johns/Bingham Twp.
Planning area - see plan

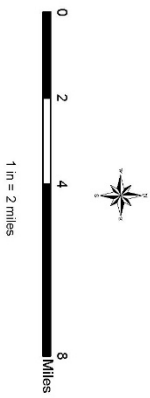
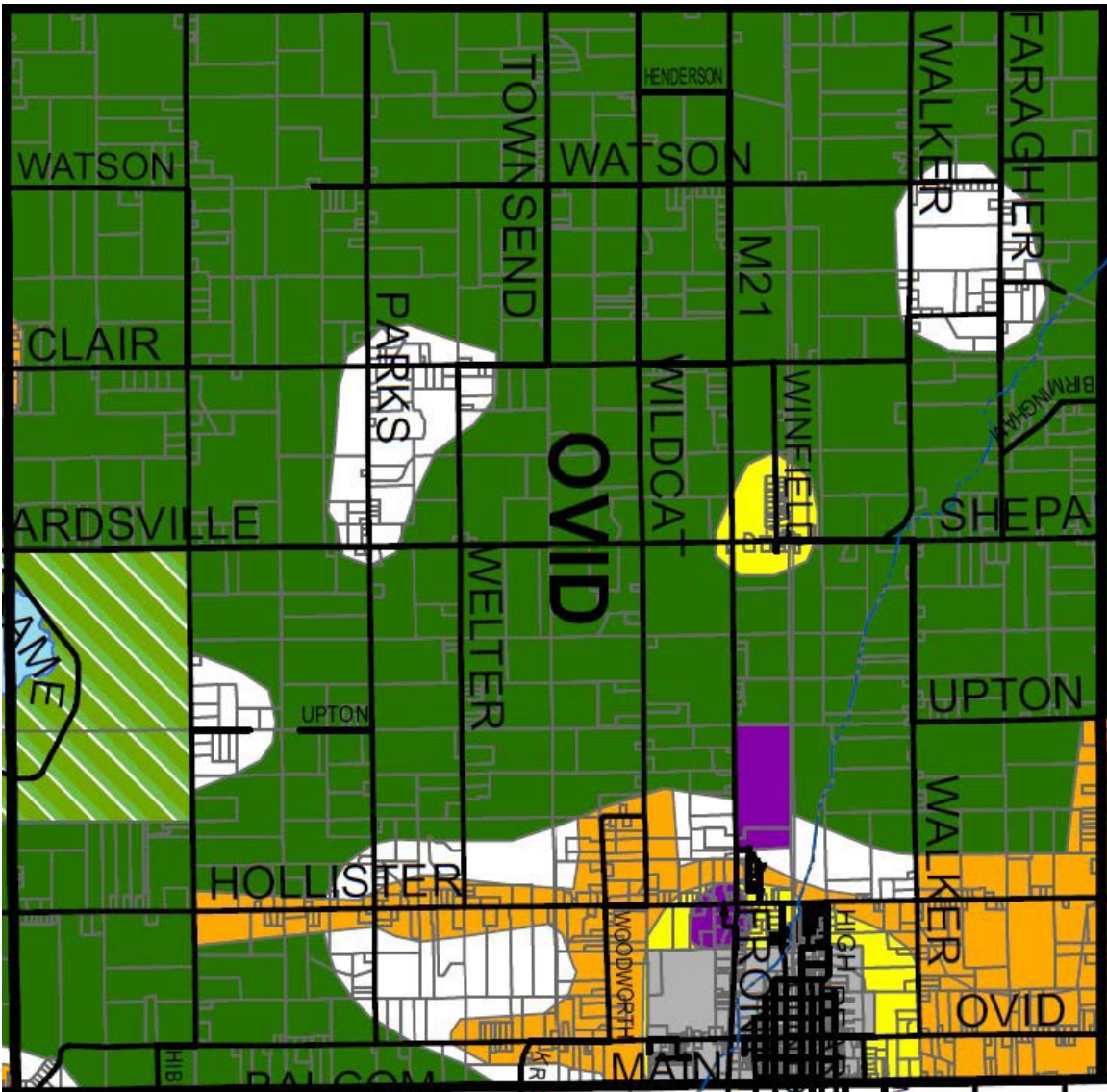


Figure 12. Ovid Township Future Land Use Map



Future Land Use Map Amendment

Legend

- Rural/Transitional
- Agricultural Preservation
- Cities/Villages/Townships (that complete their own planning/zoning)
- Commercial
- Community Facility
- Industrial
- Low/Moderate Development
- Mixed Use
- PDR Land
- Rural-Low Density
- State Land
- Streets
- Lakes
- Rivers

Joint City of St. Johns/Bingham Twp. Planning area - see plan

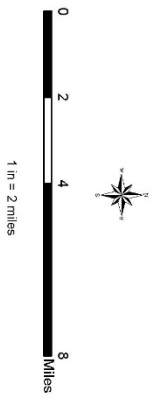
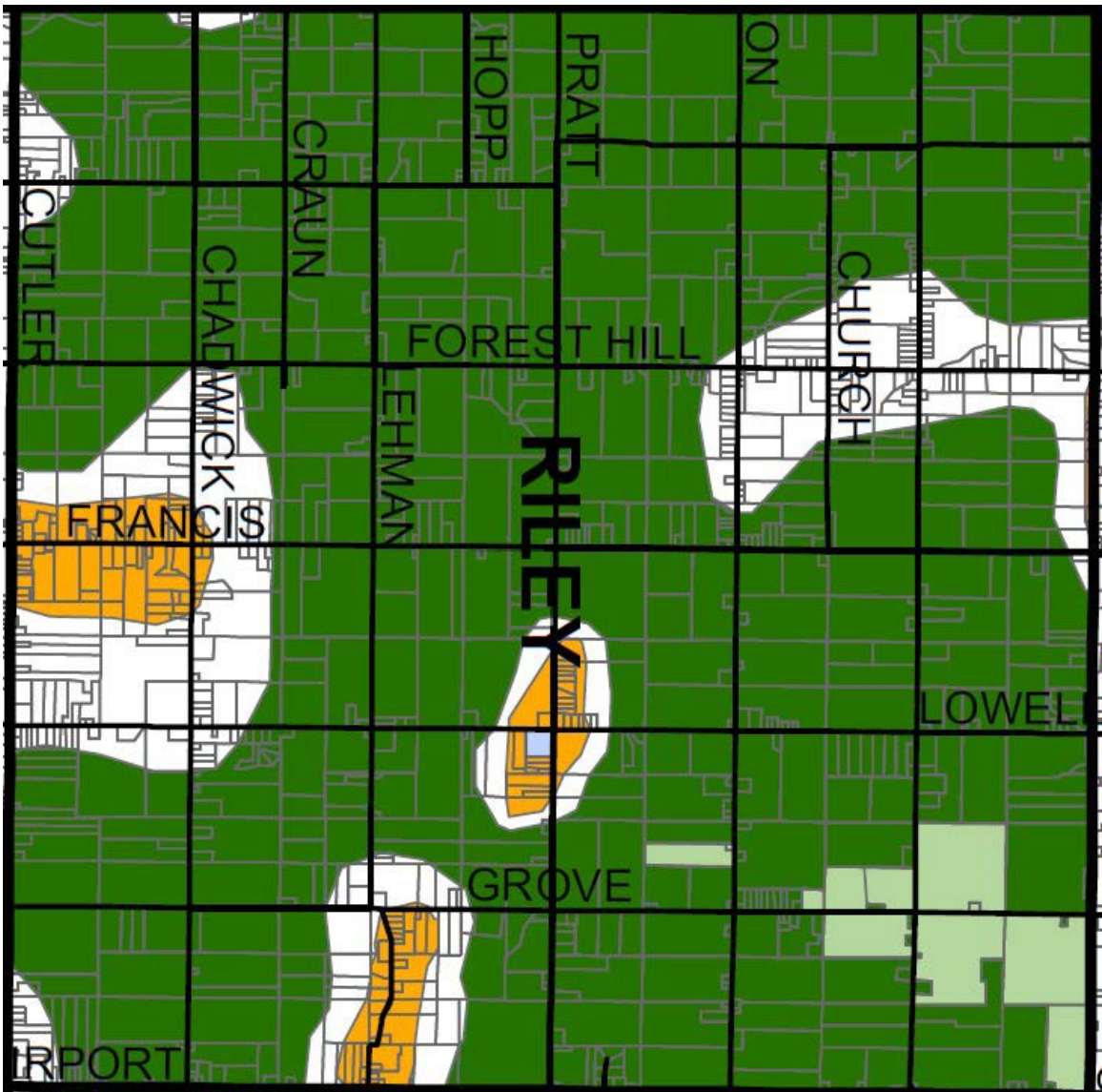


Figure 13. Riley Township Future Land Use Map



Future Land Use Map Amendment

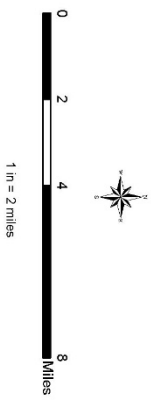
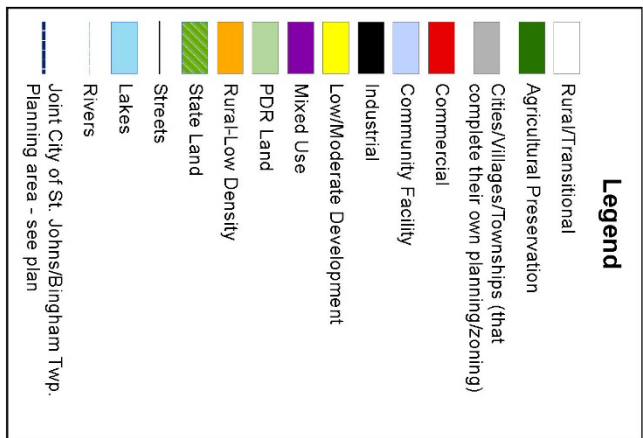


Figure 14. Victor Township Future Land Use Map

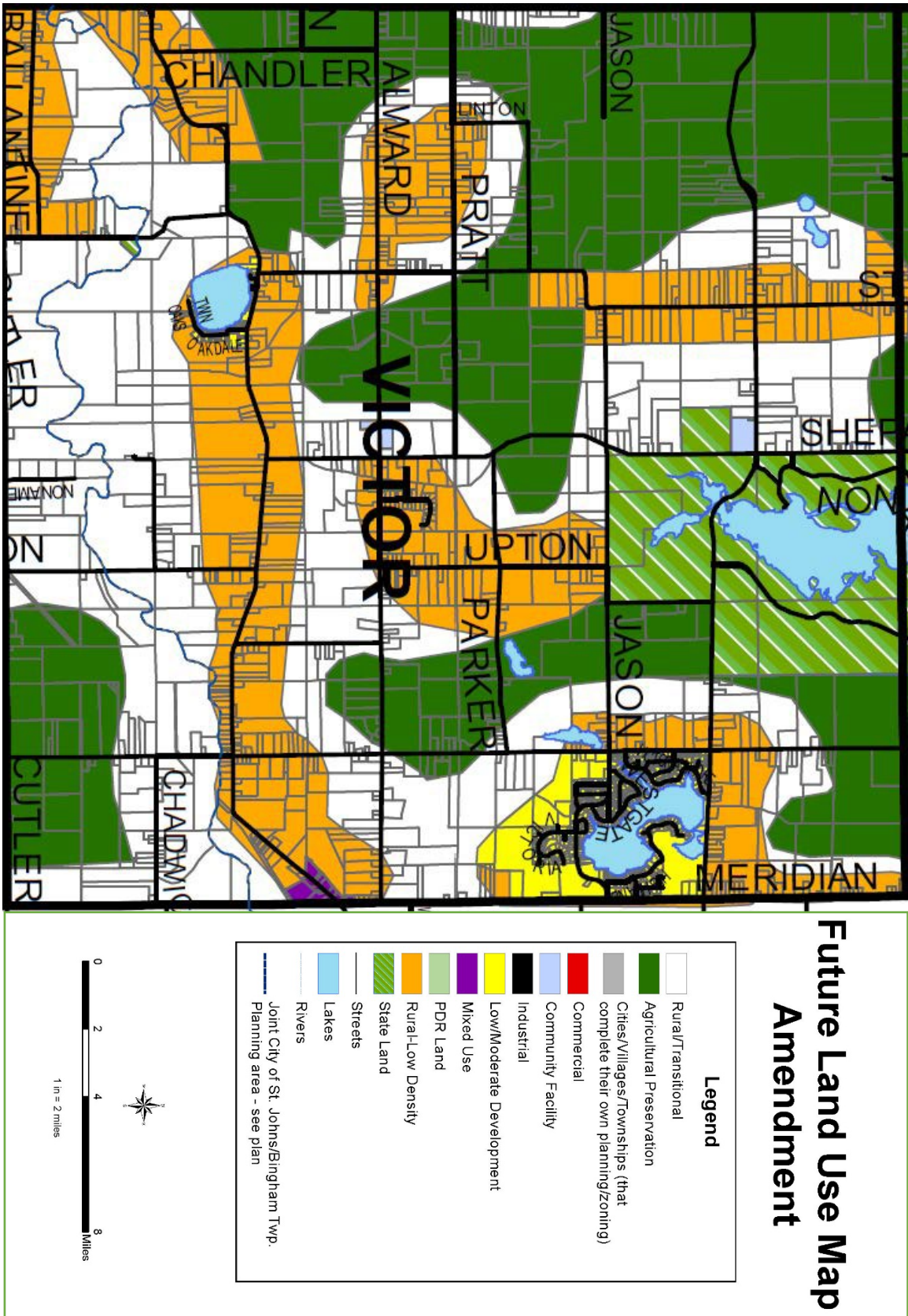
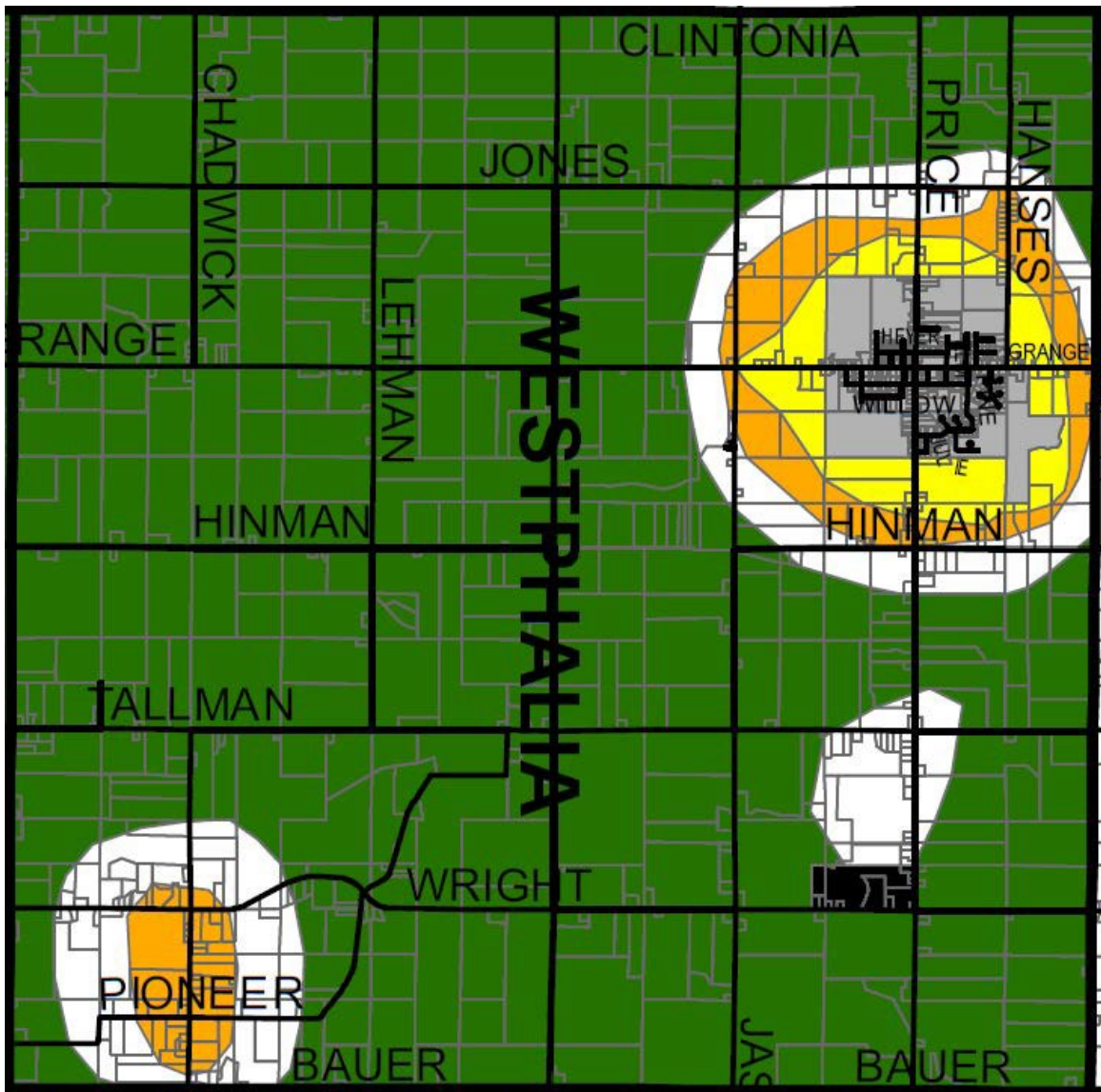
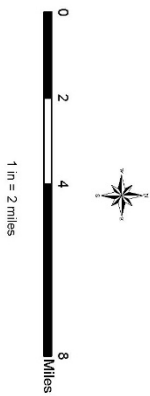
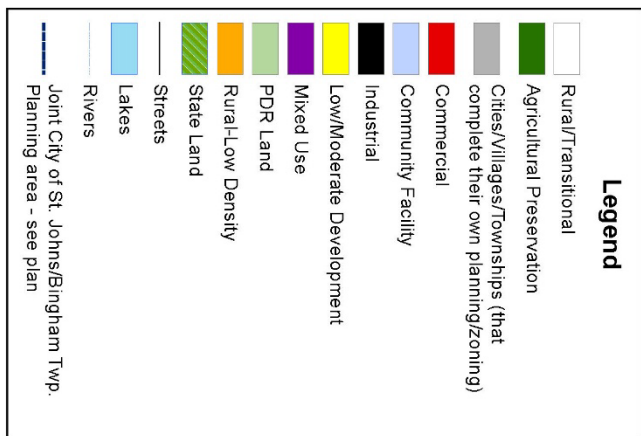


Figure 15. Westphalia Township Future Land Use Map



Future Land Use Map Amendment



CHAPTER 5: COMMUNITY & AGENCY PLANS

The intent of this Chapter is to address other plans and activities developed by other communities or agencies, specifically those communities that share a boundary with the area covered by this Plan. Some of these communities are located within Clinton County but outside of the planning and zoning jurisdiction. Others are agencies, such as Tri-County Regional Planning, that develop long term forecasts for transportation.

This is NOT a comprehensive analysis of all the plans and activities of all the communities and agencies, but an accounting of those plans and activities consulted (for information and coordination) in the development of this review of the Comprehensive Plan and development of the Future Land Use Map. Additional plans and information should be gathered for incorporation into future plan updates.

BATH CHARTER TOWNSHIP

Bath Charter Township is located in the southeast corner of the County and shares its northern border with Victor Township. *Their planning and zoning information can be found on their [website](#).*

DEWITT CHARTER TOWNSHIP

DeWitt Charter Township is located in the southern portion of the County and shares its northern boundary with Olive Township. *Their planning and zoning information can be found on their [website](#).*

WATERTOWN CHARTER TOWNSHIP

Watertown Charter Township is located in the southern portion of the County and shares its

northern boundary with Riley Township and its western boundary with Eagle Township. *Their planning and zoning information can be found on their [website](#).*

BENGAL TOWNSHIP

Bengal Township is located in the relative center of the County and shares its northern boundary with Essex Township, its eastern border with Bingham Township and its southern boundary with Riley Township. *Their planning and zoning information can be found on their [website](#).*

DALLAS TOWNSHIP

Dallas Township is located in the western portion of the County and shares its northern boundary with Lebanon Township and its southern boundary with Westphalia Township. *Their planning and zoning information can be found on their [website](#).*

EATON COUNTY

Eaton County is located to the south of the County and shares its northern boundary with portions of Eagle Township. *Their planning and zoning information can be found on their [website](#).*

GRATIOT COUNTY

Gratiot County is located to the north of the County and shares its southern boundary with Lebanon, Essex, Greenbush and Duplain Townships. *Their planning and zoning information can be found on their [website](#).*

IONIA COUNTY

Ionia County is located to the west of the County and shares its eastern boundary with Lebanon, Westphalia and Eagle Townships. *Their planning and zoning information can be found on their [website](#).*

SHIAWASSEE COUNTY

Shiawassee County is located to the east of the County and shares its western boundary with Duplain, Ovid and Victor Townships. *Their*

planning and zoning information can be found on their [website](#).

CITY OF ST. JOHNS

The City of St. Johns is located in the relative center of the County and shares its entire boundary with Bingham Township. *Their planning and zoning information can be found on their [website](#).*

CITY OF GRAND LEDGE

The City of Grand Ledge primarily lies south of the County and shares a portion of its northern boundary with Eagle Township. *Their planning and zoning information can be found on their [website](#).*

CITY OF LAINGSBURG

The City of Laingsburg lies east of the County and shares its western boundary with Victor Township. *Their planning and zoning information can be found on their [website](#).*

CITY OF OVID

The City of Ovid is located in the eastern portion of the County, extends into Shiawassee County, and shares portions of its boundary with Ovid Township. *Their planning and zoning information can be found on their [website](#).*

VILLAGE OF ELSIE

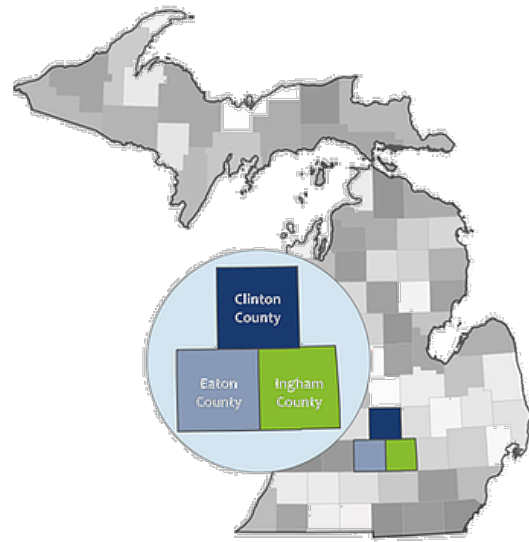
The Village of Elsie is located in the northeast corner of the County and shares its entire boundary with Duplain Township. *Their planning and zoning information can be found on their [website](#).*

VILLAGE OF MAPLE RAPIDS

The Village of Maple Rapids is located in the northern portion of the County and shares its entire boundary with Essex Township. *Their planning and zoning information can be found on their [website](#).*

TRI-COUNTY REGIONAL PLANNING

The Tri-County Regional Planning Commission is a public planning agency established in 1956, serving Clinton, Eaton, and Ingham counties in Mid-Michigan. Tri-County makes our region a more prosperous community by planning for a strong economy, reliable transportation, and sustainable infrastructure and natural resources. *Their planning and general information can be found on their [website](#).*



CHAPTER 6: SUB-AREA PLANS

The intent of this Chapter of the Plan is to address features unique to Clinton County that impact growth and development, general uses that impact broad areas of the County and special geographic areas of concern. The Planning Commission may wish to address these sub-areas in addendums to the Comprehensive Plan.

MINERAL RESOURCE EXTRACTION

The purpose of categorizing mineral resource lands as a sub-area of the Plan is to ensure that the long-term commercial significance of these areas is identified and conserved in order to provide continued and economical local access to valuable minerals, particularly those used for construction materials.

Mapping of 2021 active sand and gravel pits has been completed as part of this Plan update. This includes the mapping of all land zoned “MR” (Mineral Resource) which may be mined in the future. See Appendix B.

WELLHEAD PROTECTION AREAS

Areas that are identified as critical aquifer recharge areas should be protected from contamination to insure long-term recharge potential. Such areas should be restricted from intense development to preserve water recharge zones from contamination or disruption.

Areas should be designated and classified that have the geological characteristics associated with critical aquifer recharge areas. This can be done through existing plans adopted by the State or other unit of government. Within potential critical aquifer recharge areas, uses that could potentially have a significant negative impact on ground water quality and/or quantity

should be regulated. Such uses include, but are not limited to, underground hazardous materials storage tanks, facilities which use or store significant amounts of hazardous materials or wastes, large on-site sewage disposal systems, petroleum pipelines, landfills, and surface mining operations.

ACCESS MANAGEMENT

Access management is intended to regulate the number and location of access points, provide standards for shared drives and frontage roads, and anticipate future road improvement needs. These standards are intended to promote realization of the recommendations of the Clinton County US-27/27 BR (US-127BR) Access Management Plan (“Access Management Plan”). The Access Management Plan demonstrates that regulations on the number and placement of access points can assist in preserving the traffic capacity of the roadway and lessen the potential for accidents.

Recognition of access management and future adoption of rules and regulations assist in:

1. Minimizing disruptive and potentially hazardous traffic conflicts reducing the frequency of fatalities, injury and property damage resulting from traffic accidents.
2. Separating traffic conflict areas by reducing the number of direct access points.
3. Providing efficient spacing standards between access points and between access points and intersections.
4. Establishing uniform access standards to ensure fair and equal application.
5. Protecting the substantial public investment in the roadway system by preserving capacity and avoiding the need for unnecessary and costly reconstruction that disrupts business.

6. Ensuring reasonable access to properties, though the access may not always be direct access.
7. Coordinating Planning Commission and Board of Commissioners decisions on development proposals with access permit decisions by the Michigan Department of Transportation and the Clinton County Road Commission.

the public health, safety, and welfare of the community.

WIND ENERGY

There appears to exist some areas of Clinton County that are absent of extensive development, has proximity to energy distribution lines, and may have winds suitable for large scale development of wind energy conversions systems. These areas are primarily dedicated to agricultural uses. As provided in other sections of this Comprehensive Plan, agricultural land is sought to be protected from encroachment of non-agricultural uses that take away from areas uniquely situated to sustain farming as a prime industry in Clinton County.

Alternative types of facilities for renewable energy systems are being proposed and implemented nationally in response to economic, social, and environmental concerns. Conditions have changed as national and regional economic, social, and environmental needs have resulted in the proposal of new types of land uses and facilities. Public Act 110 of 2006, Michigan Zoning Enabling Act requires the consideration of all uses deemed reasonable and precludes the absolute prohibition of a land use.

Considering that the County must make reasonable accommodation for uses of land, it shall also be the goal of the County that this use of land also not infringe upon the goals of this Plan to preserve and foster the agricultural use of commercially productive farmland. In this, the County shall make every attempt to protect farmland, encourage farmland preservation and to adopt rules and regulations for the consideration of renewable energy resources and facilities to extract that resource to protect

CHAPTER 7: ZONING PLAN (MAP)

Pursuant to the Michigan Zoning Enabling Act No. 110 of the Public Acts of Michigan of 2006, as amended (“Zoning Act”), a zoning plan is required. This Zoning Plan (Map) is intended to establish the relationship between the Comprehensive Plan and the Zoning Ordinance.

Essentially, the Zoning Plan (Map) is intended to build a bridge between the policies of the Comprehensive Plan and implementation of development outlined in the Zoning Ordinance.

The location and characteristics of each land use category is discussed in Chapter 4, Future Land Use Map of the Comprehensive Plan. The intent of each district is provided below. At the end of each description of intent, the land use designation where such zoning would be most appropriate is provided.

A-1, Agricultural and Open Space District

This district is established to preserve and enhance the agricultural character of the County. The principal uses of land are primarily large agricultural uses where it is desired to continue agricultural production. Land in which the development rights have been purchased or transferred shall also be considered as appropriate lands to be zoned under this district. Other uses include those that use natural areas, and are essentially unimproved or undeveloped open spaces, public or private buildings or public or private activities involving development or utilization of the land, educational facilities and those related services and functions which are normally operated with them, and institutions and quasi-public uses. The A-1 district also intends private conservation and recreation, agricultural activities, and single-family homes on parcels of forty (40) acres or more. **The future land use designation that would be most appropriate for this district is Agricultural**

Preservation.

A-2, General Agriculture District

This district is established to support stable, viable agricultural operations. The primary use of the district area is considered to be agriculture. The regulations of this district are designed to conserve and protect farm operations, including dairy farming, pasturage, cash cropping, stables (public and private), orchards, as well as other agricultural and related uses. It is the intent of this district to encourage consolidation of commercial and industrial agricultural uses. It is further the intent of this district to accommodate some residential growth in a managed setting to efficiently and effectively utilize land and limit conflicts with agriculturally productive lands. The regulations of the district are designed to exclude or discourage uses and structures that demand substantial public services, such as major thoroughfares, public sewer or water facilities, and other public services. **The future land use designation that would be most appropriate for this district is Agricultural Preservation.**

A-3, Agriculture/Residential Transition District

The intent is to provide a district in which agriculture, traditional farm homesteads, and low density single-family residential development may occur, in close proximity to each other along with other compatible uses. The prevalent use of the A-3 district area is considered to be transitional from agriculture to residential. The regulations of this district are designed to conserve and protect low density residential uses, while accommodating agricultural use and its related accessory uses. These regulations are also designed to exclude uses and structures that demand substantial public services, such as major thoroughfares, public sewer or water facilities and other public services. **The future land use designation that would be most appropriate for this district is Rural-Transitional.**

RR, Rural Residential District (Low Density)

This district is established to provide areas in which the primary use is low-density single-family residential, plus customary accessory and compatible supportive uses. The RR district is suitable for the introduction of on-site septic fields and domestic water wells. It is envisioned that these areas will provide additional choices of desirable and economically feasible housing opportunities for various segments of the general public. Certain other private and public uses are permitted, as well as special uses subject to conditions that will insure compatibility with the primary use and essential rural character of this district. ***The future land use designation that would be most appropriate for this district is Rural Low-Density Residential.***

R-1, Single Family Residential (Medium Density)

The intent is to provide districts in which the main use is single-family residential, plus normal accessory and compatible supportive uses. A reasonable range of lot sizes is envisioned which will provide a choice of desirable and economically feasible development opportunities for all members of the general public. The district is further intended to be located in areas adequately served by public services, such as primary county roads, public sewer, and public water. ***The future land use designation that would be most appropriate for this district is Low-Moderate Development.***

R-2, Single Family Residential (High Density)

The intent is to provide districts in which the main use is single-family residential, plus its normal accessory and compatible supportive uses. A reasonable range of denser lot sizes is envisioned to provide a choice of desirable and economically feasible development opportunities for all members of the general public. The district is further intended to be located in areas adequately served by public services, such as primary county roads, public

sewer and public water. ***The future land use designation that would be most appropriate for this district is Low-Moderate Development.***

MF, Multiple Family Residential

The intent is to provide sites for two-family and multiple-family dwelling structures and related uses that will generally serve as zones of transition between non-residential districts and single-family districts. The MF district is further provided to serve the limited needs for the apartment type of unit in an otherwise low density single-family and agricultural community. Due to its buffering characteristic between residential and non-residential uses, the MF district is intended to provide a residential area that is low rise in character yet providing greater density by allowing increased building coverage than in the most intense single-family residential district. The district is further intended to be located in areas adequately served by public services, such as primary county roads, public sewer and public water. ***The future land use designations that would be most appropriate for this district are Low-Moderate Development and Mixed Use.***

MH, Manufactured Housing Community

The intent is to provide districts of such size and location as will encourage good manufactured home residential development, adjacent to essential community services, and otherwise protecting the health, safety, and welfare of manufactured housing residents in Clinton County and the township in which the district is located or proposed to be located. In addition to the requirements of this Ordinance, all manufactured home communities shall comply with the Mobile Home Commission Act 96 of the Public Acts, 1987 and the current Mobile Home Code adopted by the Michigan Mobile Home Commission. ***The future land use designations that would be most appropriate for this district are Low-Moderate Development and Mixed Use.***

C-1, Local Commercial

The intent is to provide a district in which a neighborhood's local service and convenience shopping facilities can be optimally located to best serve neighborhoods within the County. These regulations are meant to discourage strip or linear development, and to encourage stable and desirable development in a cluster or planned pattern. ***The future land use designations that would be most appropriate for this district are Low-Moderate Development, Mixed Use and Commercial.***

C-2, General Commercial

This district is established to provide suitable locations for both local service, convenience shopping facilities and general retail, service and office establishments that serve a more broadly based market. These regulations are intended to discourage strip or linear development, and to encourage stable and desirable development in a cluster or planned pattern. It is the intent of this district to encourage consolidation of the permitted uses, particularly as shopping centers. Consolidations of retail shopping facilities are encouraged, thereby lessening traffic congestion by reducing the number of commercial driveways opening onto major streets. The district is further intended to be located in areas adequately served by public services, such as primary county roads, public sewer and public water. ***The future land use designations that would be most appropriate for this district are Low-Moderate Development, Mixed Use and Commercial.***

C-3, Highway Service Commercial

The intent is to provide a district for commercial and business uses which primarily serve the motoring public. When located in this district, such uses are prevented from encroaching into other districts where they could be deemed incompatible. The district is further intended to be located in areas adequately served by public services, such as primary county roads, public sewer and public water. ***The future land use designations that would be most appropriate for this district are Mixed Use and Commercial.***

RO, Research/Office District

The Research/Office district is designed and intended for research and office facilities to serve the needs of commerce, industry, science, and education. Offices and limited prototype manufacturing operations in support of, and incidental to research activity are acceptable. This district is characterized by a low intensity of land coverage and uses, which produce an insignificant amount of heat, noise, glare, offensive odors, and similar environmental disturbances. The district is further intended to be located in areas adequately served by public services, such as primary county roads, public sewer and public water. ***The future land use designations that would be most appropriate for this district are Low-Moderate Development, Mixed Use and Commercial.***

I-1, Light Industrial

This district is established to make available resources and services essential to high quality light industrial development, including manufacturing, office/research, warehousing and distribution, and other similar light and low impact industrial uses, while also guarding against the encroachment of these uses into districts where they may be considered incompatible. The district is further intended to be located in areas adequately served by public services, such as primary county roads, public sewer and public water. ***The future land use designations that would be most appropriate for this district are Low-Moderate Development, Mixed Use and Industrial.***

I-2, General Industrial

The intent is to provide a district whose location will permit heavy manufacturing types of use. Further, the district is intended to provide land for the more large-scale and intense manufacturing, fabricating, and assembling uses. While such uses may occasionally produce external physical effects noticeable to a limited degree beyond the boundaries of the site, nevertheless every possible effort shall be made to minimize such effects. The district is further intended to be located in areas adequately

served by public services, such as primary county roads, public sewer and public water. **The future land use designations that would be most appropriate for this district are Low-Moderate Development, Mixed Use and Industrial.**

it is an overlay zone and fixed on the geographic location of highways.

MR, Mineral Resource Extraction District

The intent is to preserve, enhance and stabilize areas within the county which are presently engaged in the excavation of soils or minerals or because of the quality, quantity or uniqueness of the deposit are likely to be mined. **It assumed that the MR district is eligible in any future land use designation.**

PUD, Planned Unit Development

The intent of this district is to authorize the use of the PUD for the following purposes: encourage the use of the land in accordance with its natural characteristics and adaptability; conserve agricultural and natural features and the expenditure of energy; encourage innovation in land use planning to bring about a greater compatibility of design and use; provide for usable, functional open space and wildlife corridors, preserving view sheds and the rustic, rural appearance of the area; provide enhanced housing, employment, shopping, traffic circulation and recreational opportunities for the current and future citizen of Clinton County. In that the PUD can be utilized for the development of a variety of uses that are found in other districts, the intents and purposes of other districts are applicable given the proposed uses being presented with a PUD. **It assumed that the PUD district is eligible in any future land use designation.**

Access Control Overlay Zone

The Access Control Overlay Zoning District standards are intended to regulate the number and location of access points, provide standards for shared drives and frontage roads, anticipate future road improvement needs and provide threshold requirements for the use of traffic impact studies as well as content requirements throughout the overlay zone. **The ACO district is eligible in any future land use designation since**

CHAPTER 8: IMPLEMENTATION PLAN

The Clinton County Comprehensive Plan can only impact the growth and development of the community if it can be effectively implemented. An implementation plan is a series of activities or actions intended to achieve the goals set forth in the previous Chapter 3. Activities can range from developing policies and regulations to address private development to allocating County financial resources to encourage public and private investment. Implementation will require a commitment by the Board of Commissioners of both financial resources and a commitment towards policy implementation. The following is a summary of implementation activities that should be considered by the Board of Commissioners and Planning Commission.

ZONING ORDINANCE

One of the primary tools utilized to implement a Comprehensive Plan and its recommended land use policies is through the County's Zoning Ordinance. The Zoning Ordinance provides for the day-to-day rules and regulations to enact the goals of the Comprehensive Plan. While the Zoning Ordinance establishes basic regulations, such as minimum lot sizes, setbacks and permitted uses by district, it also outlines the process, procedure and mechanics for reviewing and approving proposed development and improvements to property.

The review of some uses and types of development require subjective assessment by the Planning Commission and Board of Commissioners in order to account for their unique characteristics that could impact adjacent properties, or the uniqueness of the use cannot be readily accommodated by the day-to-day rules and regulations contained within the Zoning Ordinance. These include

special land uses and Planned Unit Developments.

In considering these unique uses, an assessment of the cost, benefit and impact of the petitioned development needs to be made. The goals and objectives of this Plan are critical for the Planning Commission and Board of Commissioners to make decisions on these unique proposed uses and development that are in concert with the overall growth and development of the Community.

The Zoning Ordinance received an extensive update in 2005 and periodic amendments. It is unlikely that there will be a need to revise the entire Zoning Ordinance in the near future. It should, however, be reviewed periodically and amended as needed to ensure that the document is consistent with the goals and objectives of the Comprehensive Plan, as well as State statute, etc.

SPECIAL PURPOSE ORDINANCES AND STANDARDS

Management of land use activities need not be confined to the Comprehensive Plan and Zoning Ordinance. Special purpose policies and ordinances which should be considered or, if already in place, continuously monitored by the County include the following:

- Natural Resources Ordinance
- Parks & Recreation Plans
- Non-Motorized Facilities Plan

CAPITAL IMPROVEMENTS

The Michigan Planning Enabling Act, Public Act 110 of 2006 ("Act") as amended, authorizes the County to develop Master Plans through its Planning Commission. Clinton County has titled their Master Plan its Comprehensive Plan. Once a Planning Commission has adopted a Comprehensive Plan, the Act further dictates that the Planning Commission "shall annually prepare a capital improvement program of public structures and improvements." The Act

further goes on to describe that a capital improvements program “shall show those public structures and improvements, in the general order of their priority that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the Planning Commission with lists, plans, and estimates of time and cost of those public structures and improvements.”

ECONOMIC DEVELOPMENT

Economic development is a constant goal of the County to support a viable and sustained community. The successful implementation of economic development is dependent upon a variety of local, regional, and state agencies to attract new businesses, retain and stabilize existing businesses and/or encouraging existing businesses to expand.

The Planning Commission and the Board of Commissioners should encourage, support, and assist efforts of appropriate economic development organizations while maintaining a balance of the other goals and objectives set forth in the Plan.

GOVERNANCE AND EDUCATION

Citizen involvement and support is always a necessity to successfully implement a Plan. The Planning Commission should constantly strive to develop procedures which make citizens more aware of the planning process and the day-to-day decision-making. A continuous program of discussion, education and participation will be extremely important as the County moves towards realization of the goals and objectives.

APPENDIX

The Appendices of the Clinton County Comprehensive Plan includes the following elements with their associated page numbers:

Agriculture	A-1
Mining	B-1
Miscellaneous Maps	C-1
Citizen Outreach Survey.....	D-1
Glossary of Planning Terms.....	G-1

AGRICULTURE IN CLINTON COUNTY

GENERAL

Since 2012, the average farm size has increased by 5% to 226 acres while the overall amount of farmland has decreased by 6%. Of the 1,017 farms located within the County, 98% are family farms and 24% hire farm labor. Of the 1,680 total producers, 122 are under the age of 35; 954 are between the ages 35 and 64; and 604 are 65 and older.

PRODUCTION

The total market value of agriculture products sold in Clinton County is \$224,284,000. The County is ranked 12th in the state overall for sale of total agricultural products; 24th for crops, and 7th for livestock, poultry, and products.

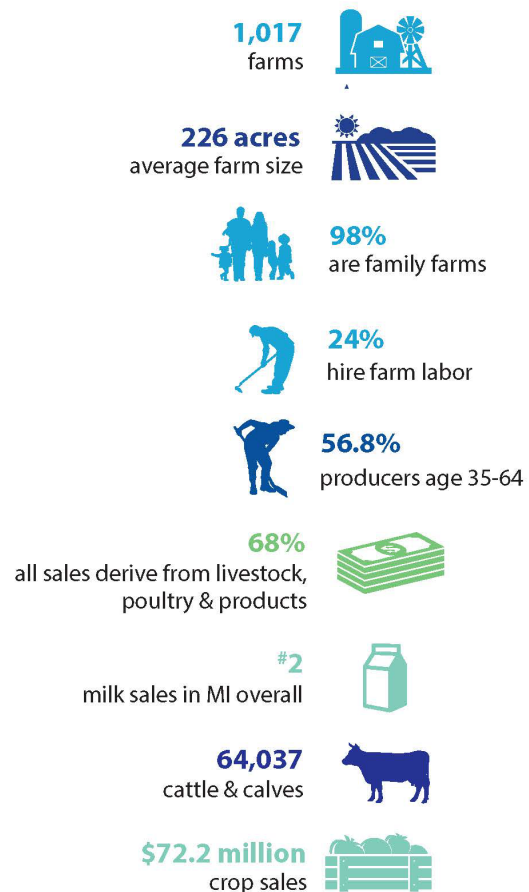
Approximately 87% of the lands devoted to agriculture are used for crop production. Crops in Clinton County include grains, oilseeds, dry beans/peas; vegetables, melons, potatoes, sweet potatoes; fruits, tree nuts, berries; nursery, greenhouse, floriculture, sod; cultivated Christmas trees, short rotation woody crops; hay and other crops. Grains, oilseeds, dry beans/peas are Clinton County's largest crop production category accounting for \$63,507,000 in sales and coming in at 16th in overall state rankings.

While only approximately 2% of the lands devoted to agriculture are pastureland, Clinton County's most significant agricultural income source is milk from cows accounting for \$129,968,000 in sales and coming in at 2nd in overall state rankings. Other livestock, poultry and products include poultry and eggs; cattle and calves; hogs and pigs; sheep, goats, wool, mohair, milk; horses, ponies, mules, burros, donkeys; and other animals and associated products.

PA-116

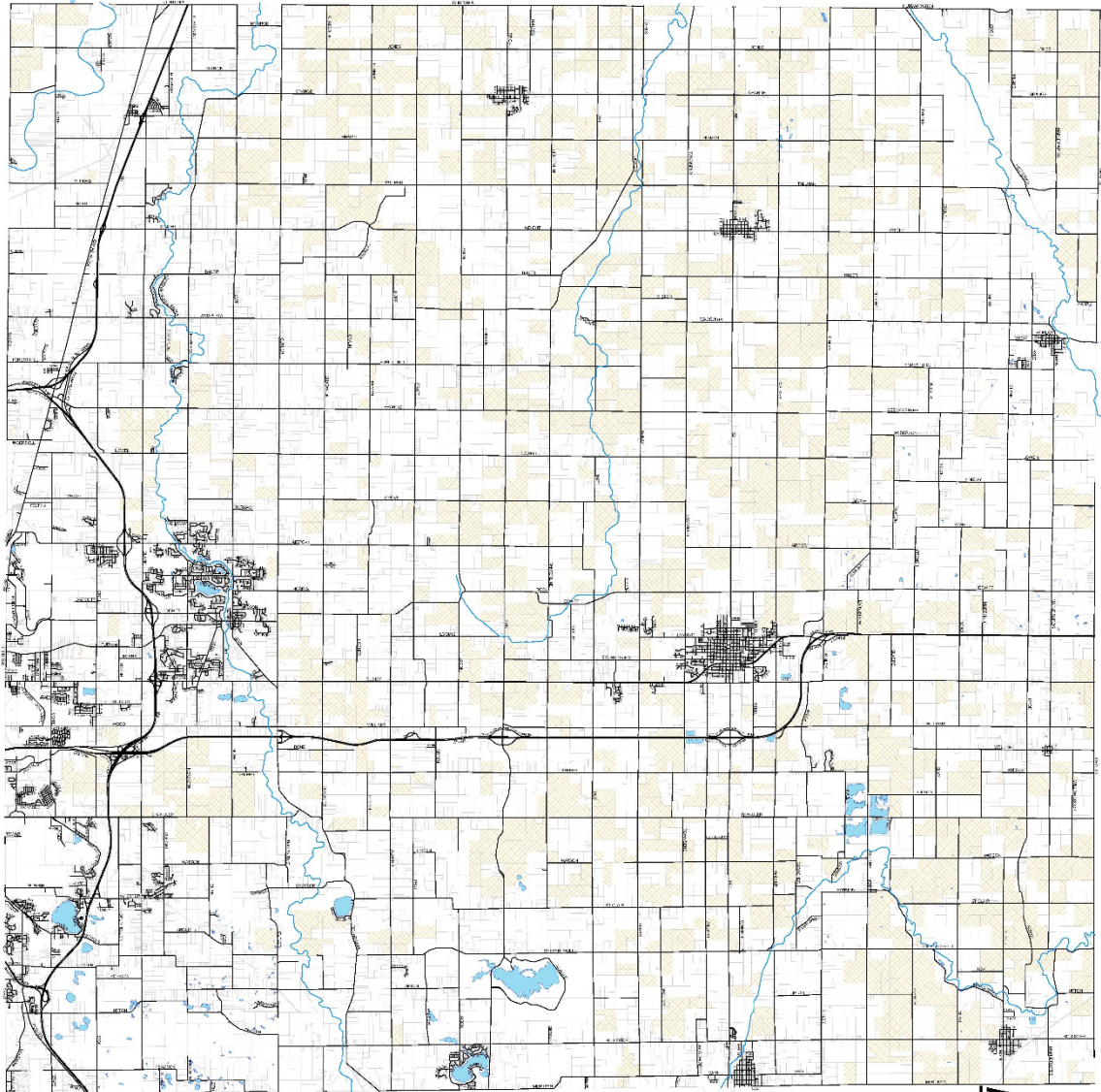
Designated parcels throughout the county are under PA-116. The law is now called the "Farmland Preservation Program", according to the Michigan Department of Agriculture. The law states that a farm owner can enter into a development rights agreement for 10-99 years. During that time, the farm owner agrees to keep the land under agricultural use. In return, they receive income tax benefits, and the county does not assess their land for sanitary sewer, water, lights, or non-farm drain projects. Figure A2 includes a map that shows the location of the 110 square miles of PA-116 enrolled properties within the county as of 2020.

Figure A1. Agricultural Statistics



Source: USDA NASS, 2017 Census of Agriculture

Figure A2. 2020 PA-116 Map



PA 116
Farmland Preservation Map
Year 2020

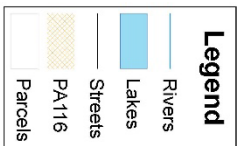
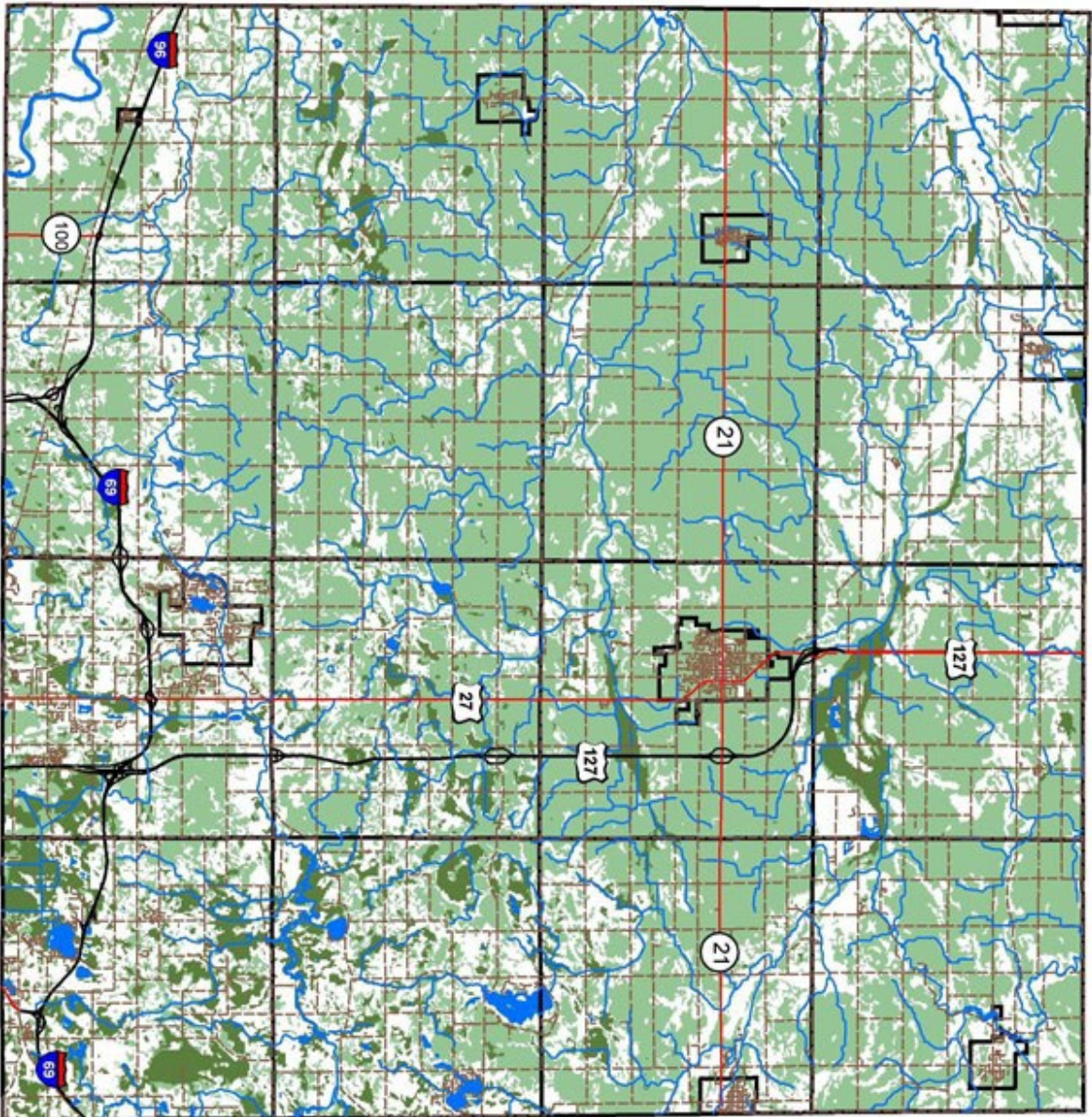


Figure A3. Prime Agricultural Soils Map

Source: Tri-County Regional Planning Commission



Prime Agricultural Soils

Legend:

-  Township & City Boundaries
-  Interstate
-  State Trunkline
-  County Roads
-  Water
-  Prime Agricultural Soils
-  Unique Soils*

*Soils unique to Clinton County and are classified as "Special Preservation." Types are as follows, but not limited to Adran, Edwards, Houghton and Palms.



MINING OPERATIONS IN CLINTON COUNTY

GENERAL

Sand and gravel are crucial resources to economic development activities including road building and home construction in Clinton County and the region.



Clinton County is fortunate to have several areas containing glacial deposits that are being mined to provide material for local and regional projects. Proximity to this material helps to keep construction costs lower (due to material transport costs).



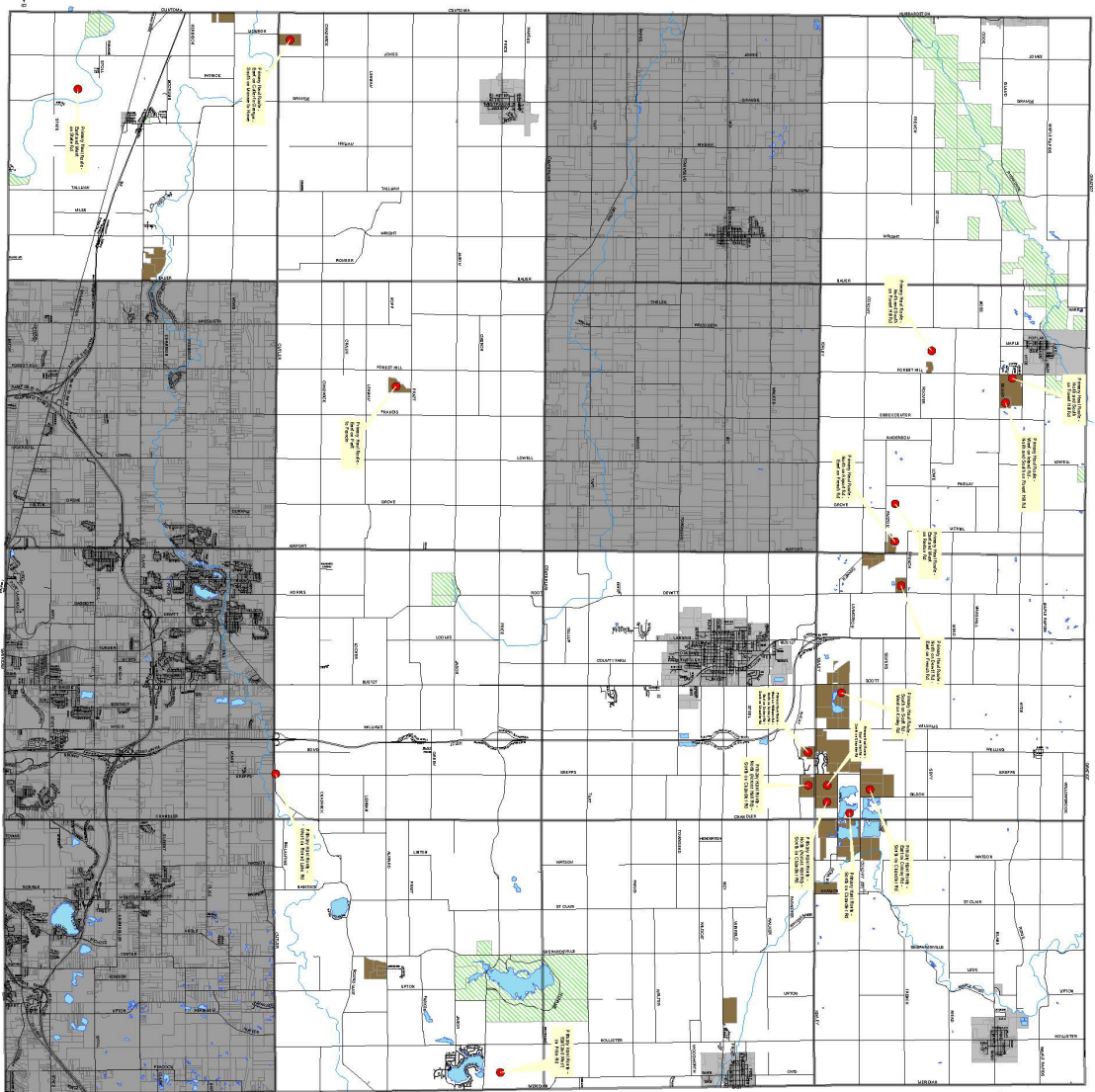
Figure B1 includes a “2022 Active Sand and Gravel Pits” map. This map also identifies the primary haul routes from these pits as well as additional properties that have already been zoned MR (Mineral Resource) for possible/future mining.

Another key component of the County’s Future Land Use Map and zoning regulations is, upon completion of mining operations, for these lands to be reclaimed for future development (e.g., housing around waterbodies) or park use.



Photo Credit: Rochester Lake (reclaimed pit)










Figure B1. 2022 Sand & Gravel Pits Map



Sand and Gravel Pits Map

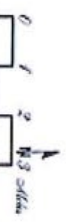
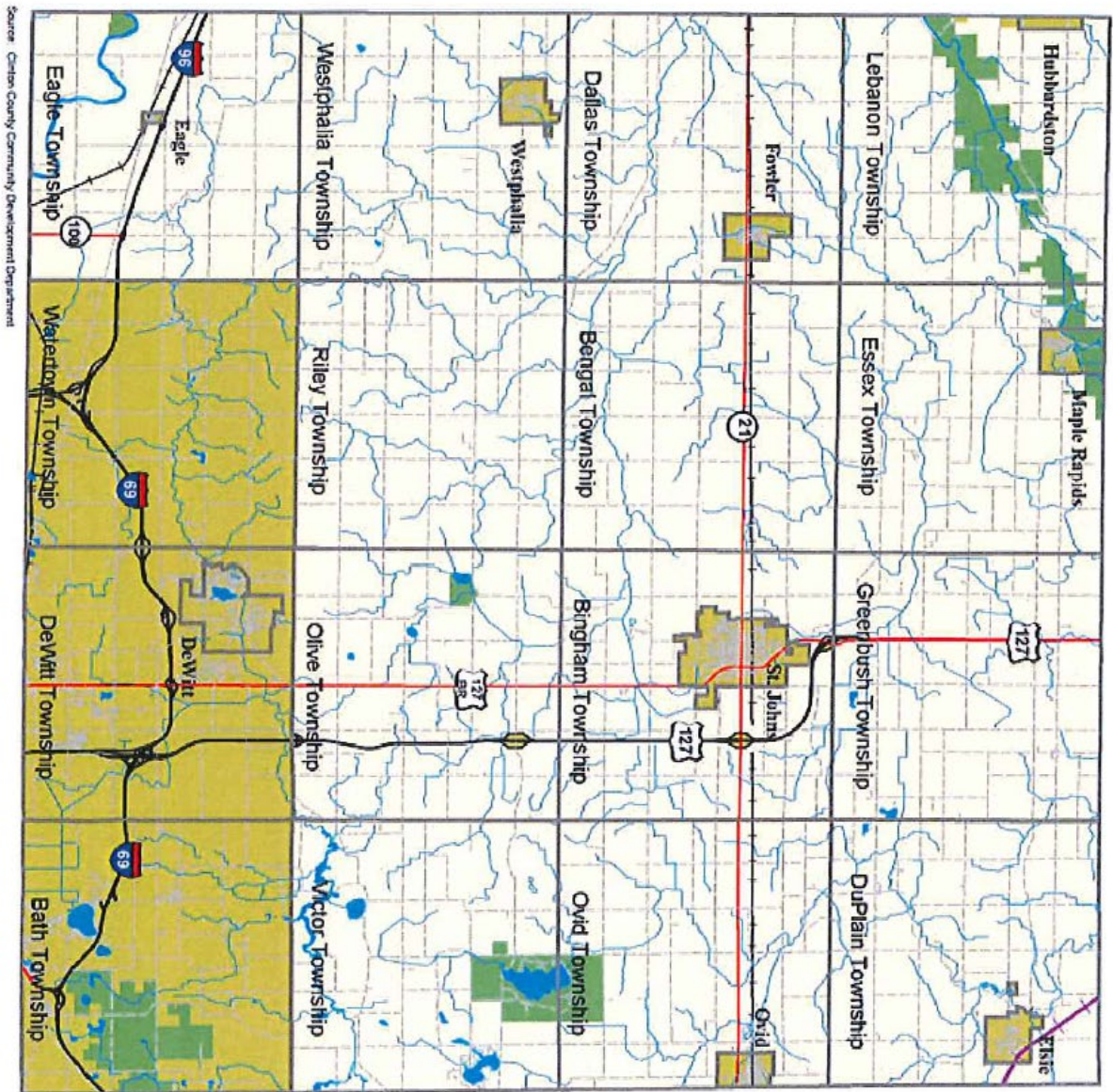
2022

Legend

-  Rivers
-  Lakes
-  Streets
-  Sand/Gravel Pits (incl. primary haul routes)
-  Charter Township - Not included in this mapping
-  Dallas/Bengal Twp Zoning - Not included in this mapping
-  INC - Not included in this mapping
-  MR - PROPERTIES ZONED "MINERAL RESOURCE" WHICH MAY PERMIT MINING ACTIVITY IN THE FUTURE
-  State Land

1/20/21

Figure C1. Base Map



Base Map

Legend:











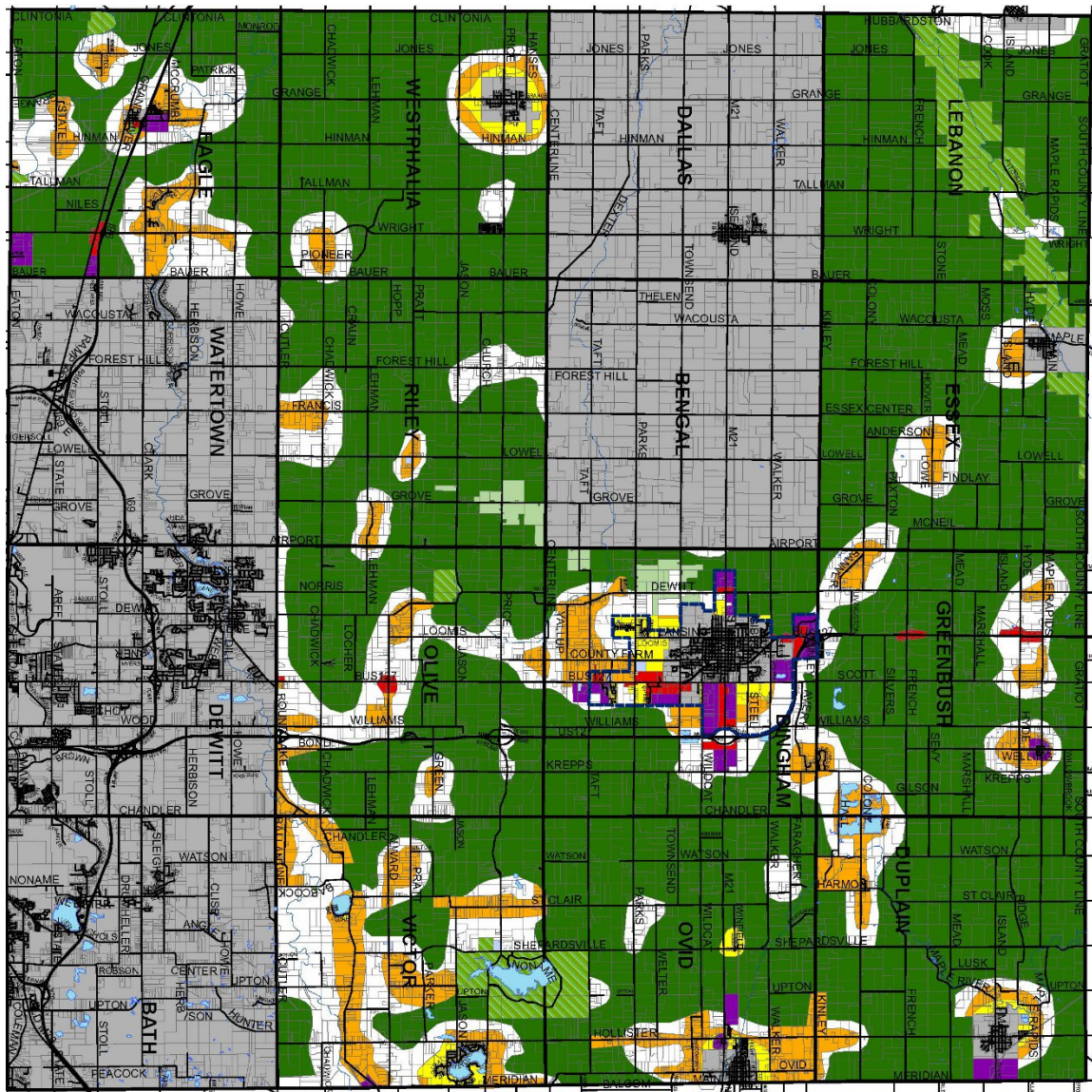
-  Township & City Boundaries
-  Interstate
-  State Trunkline
-  County Roads
-  Railroad
-  Abandoned Railroad
-  Rivers / Creeks
-  State Lands
-  Water
-  Excluded

Figure C2. 2022 Future Land Use Map



Future Land Use Map Amendment

Legend	
[White Box]	Rural/Transitional
[Green Box]	Agricultural Preservation
[Grey Box]	Cities/Villages/Townships (that complete their own planning/zoning)
[Red Box]	Commercial
[Light Blue Box]	Community Facility
[Black Box]	Industrial
[Yellow Box]	Low/Moderate Development
[Light Green Box]	Mixed Use
[Orange Box]	PDR Land
[Dark Green Box]	Rural-Low Density
[Light Green Box]	State Land
[Blue Box]	Streets
[Light Blue Box]	Lakes
[Blue Box]	Rivers
Joint City of St. Johns/Bingham Twp. Planning area - see plan	

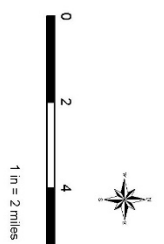
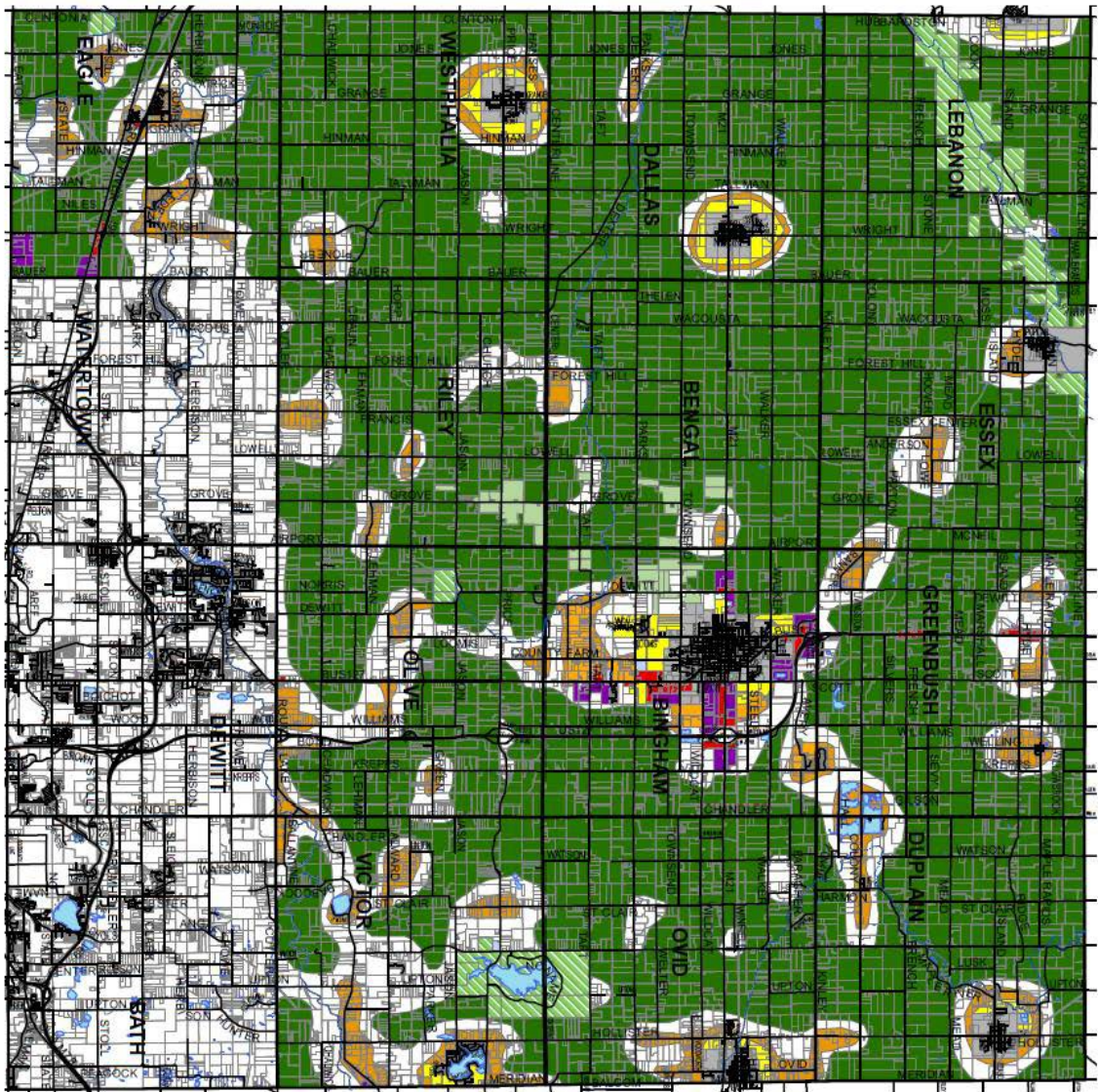


Figure C3. 2016 Future Land Use Map



Future Land Use Map Amendment

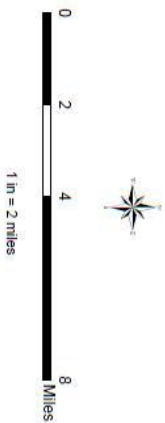
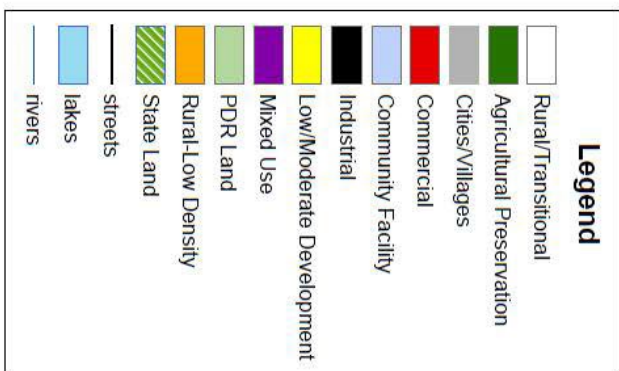
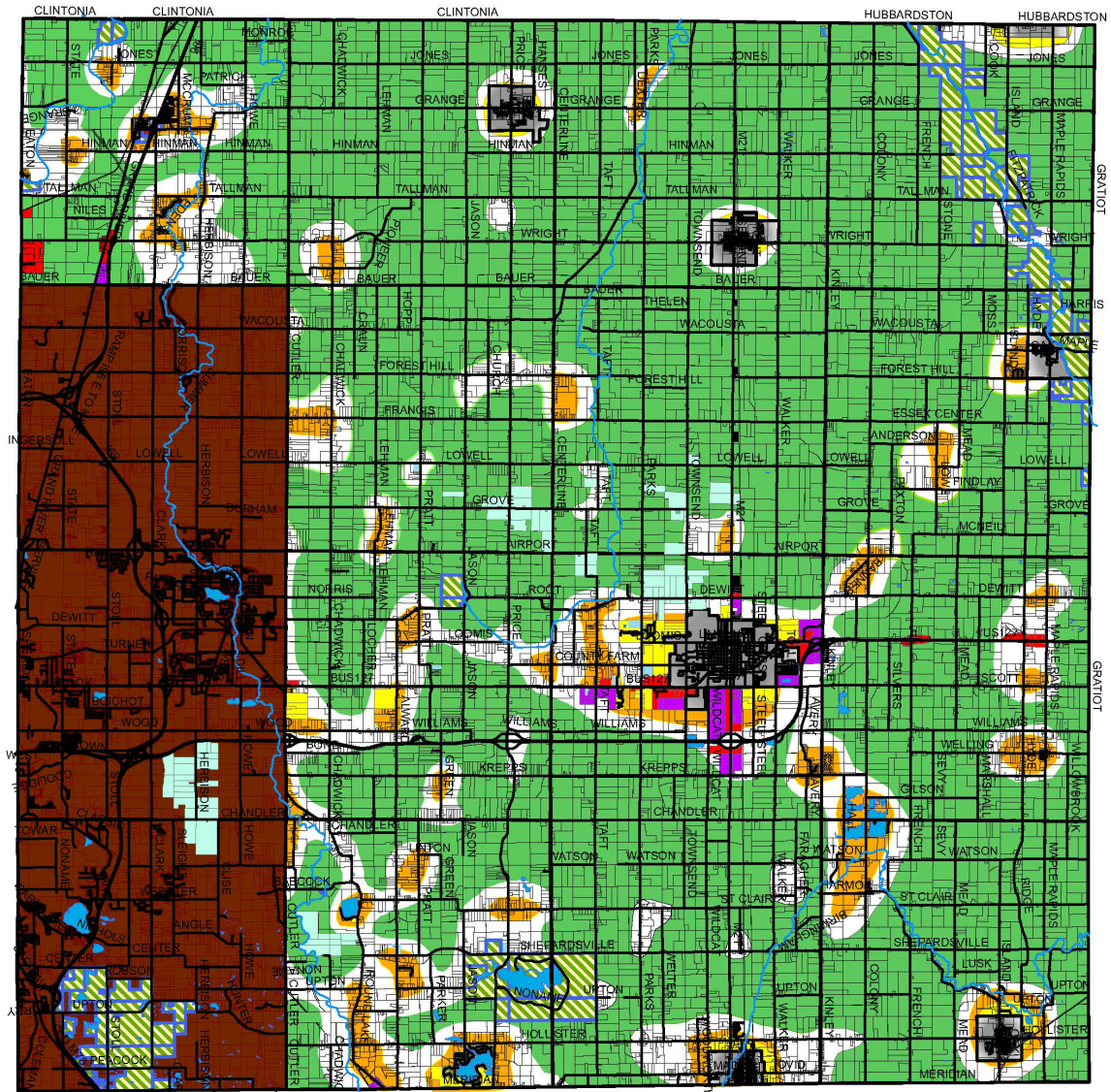

















Figure C4. 2008 Future Land Use Map



Clinton County Future Land Use Map

Legend

-  Rural - Low Density Residential
-  Low - Moderate Development
-  Rural - Transitional
-  Agricultural Preservation
-  Purchase Development Rights
-  Industrial
-  Community Facility
-  Commercial
-  Mixed Use
-  Lakes
-  State Land
-  Cities / Villages
-  Incorporated Areas - Charter Twp.
-  Streets
-  Rivers / Streams

Clinton County Future Land Use Map

Clinton County
State of Michigan
10/09/2008
By the Clinton County Community Development Department
Not to be reproduced without the expressed consent of
the Community Development Department

Figure C5. 1999 Existing Land Use Map

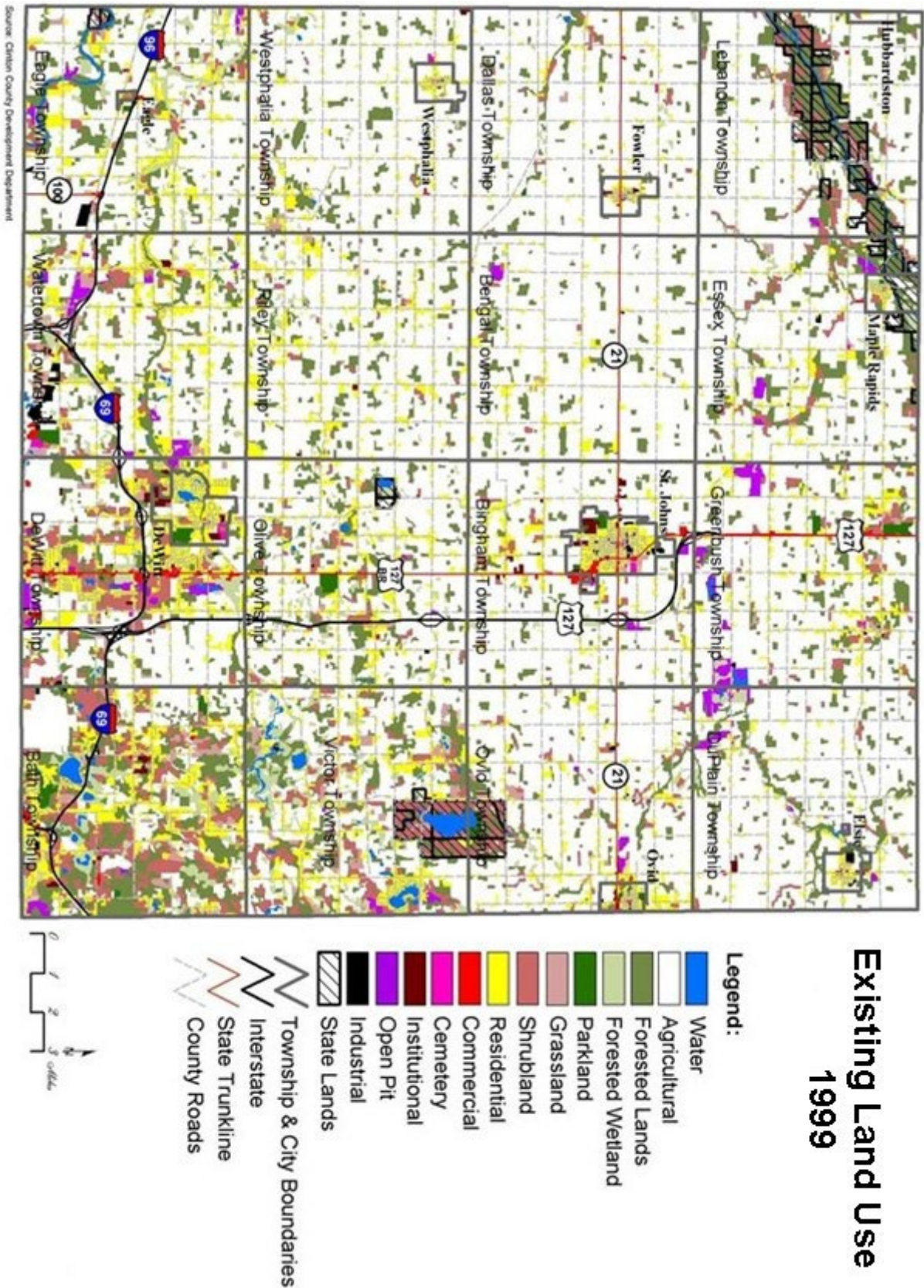
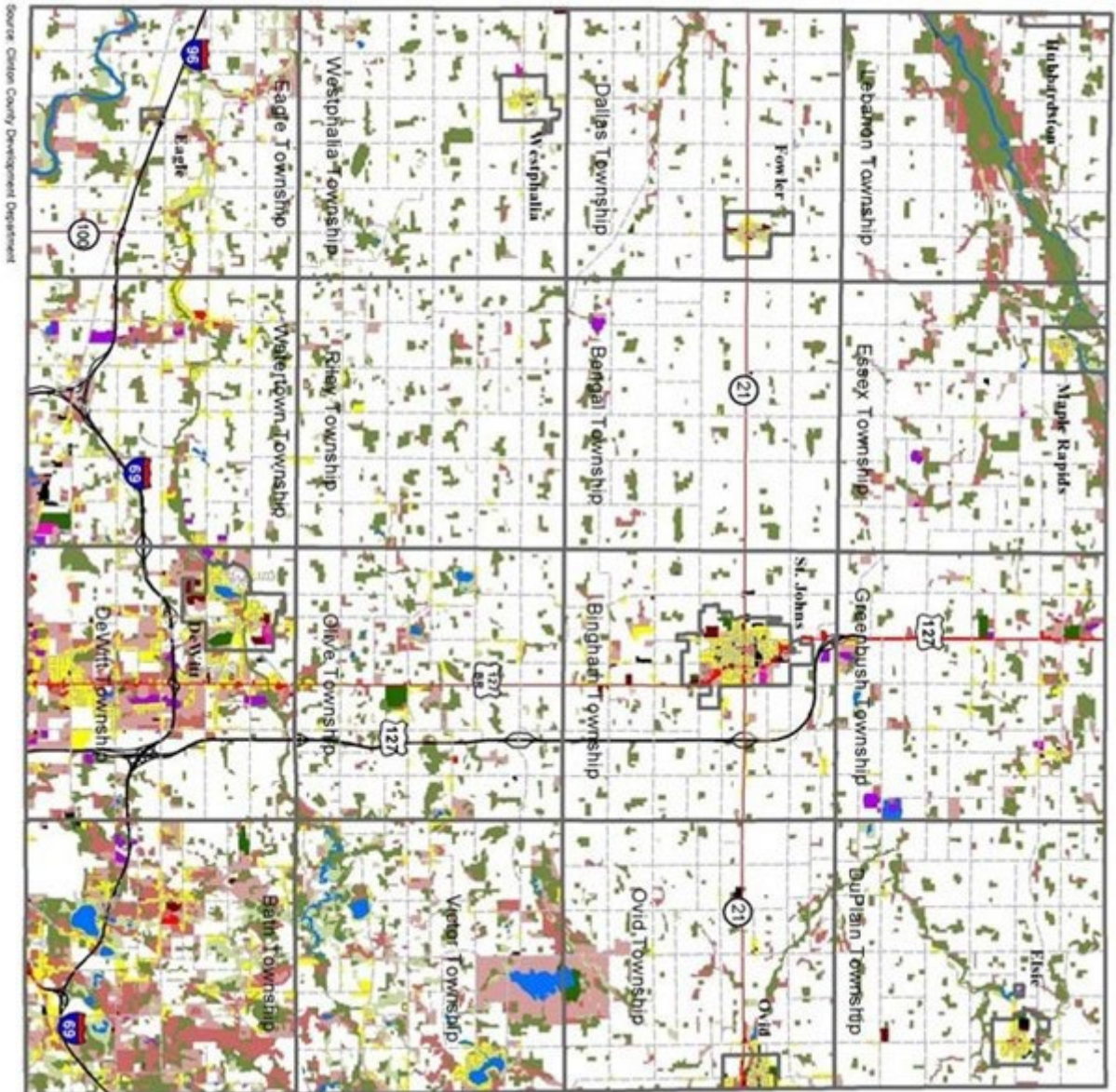


Figure C6. 1978 Existing Land Use Map



Existing Land Use 1978

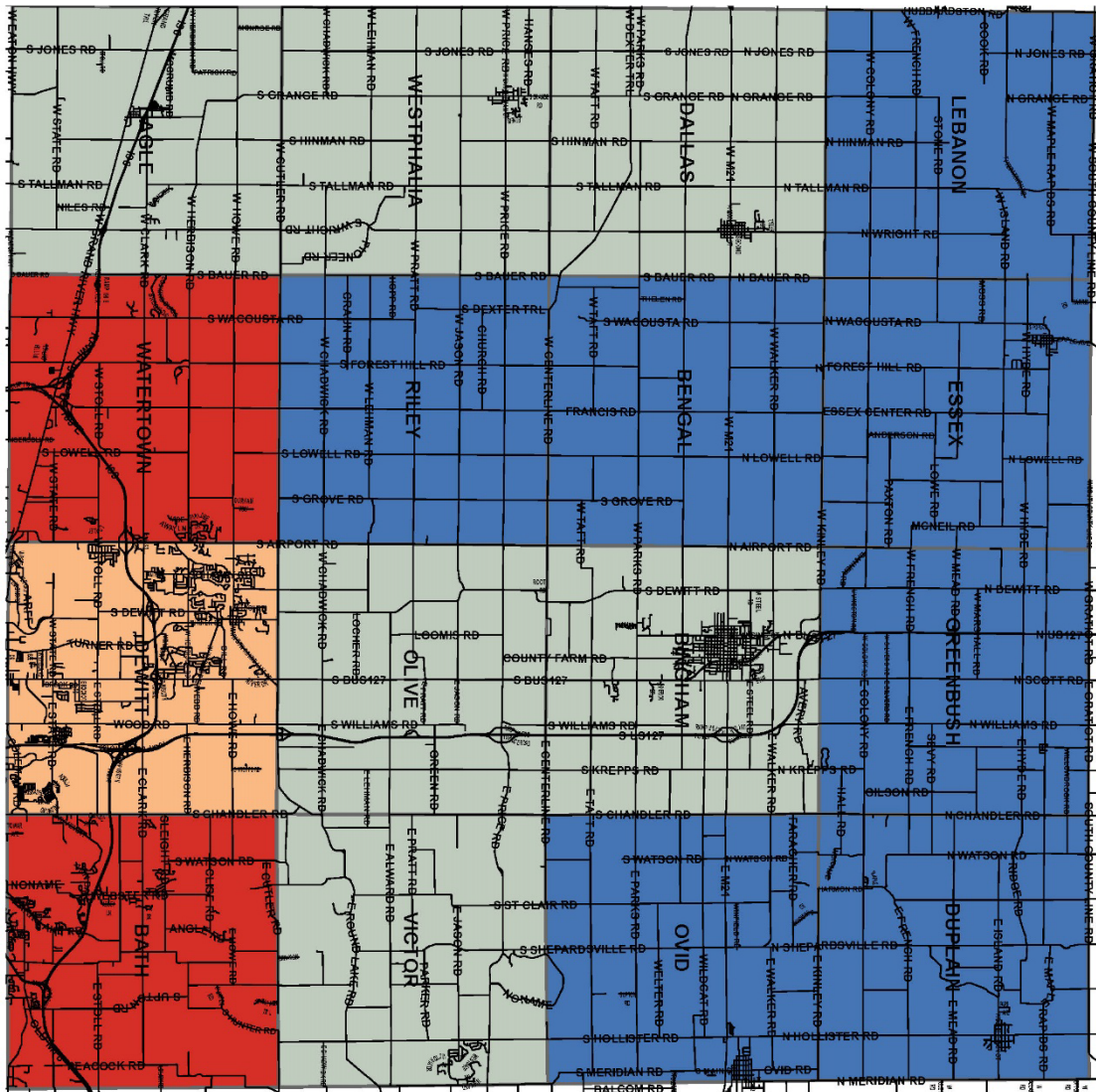
Legend:

- Township & City Boundaries
- Interstate
- State Trunkline
- County Roads
- Water
- Agricultural
- Forested Lands
- Forested Wetland
- Parkland
- Grassland
- Shrubland
- Residential
- Commercial
- Cemetery
- Institutional
- Open Pit
- Industrial

0 1 2 3 miles

Source: Clinton County Development Department

Figure C7. Percent Population Change 2010-2020 by Township

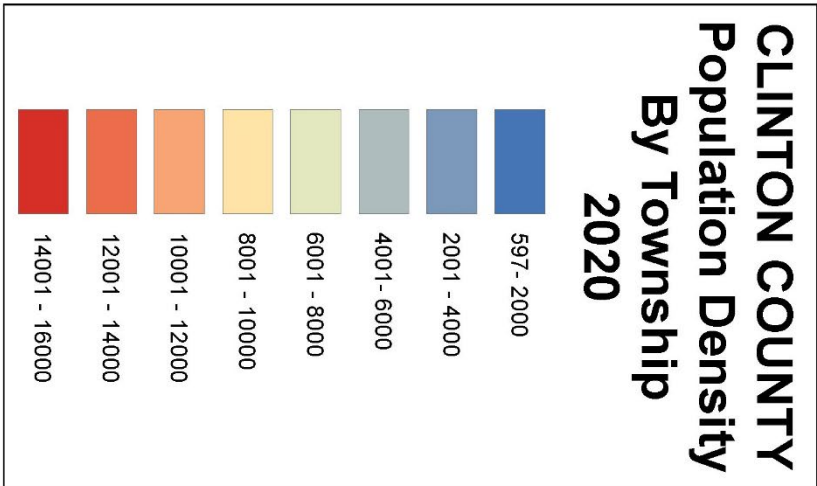
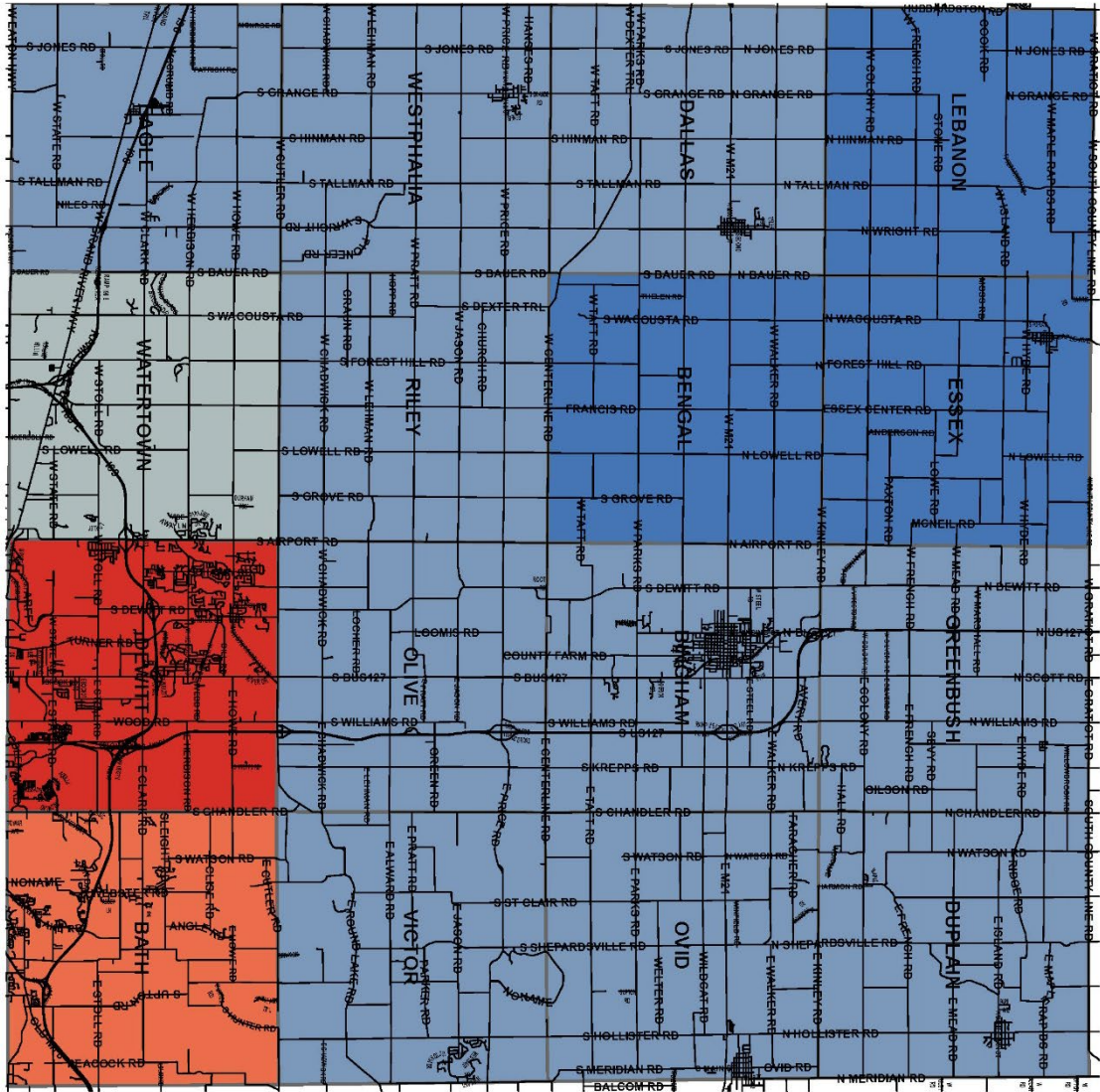


CLINTON COUNTY
Percent Population
Change 2010-2020
By Township

- < 0%
- 0.1% - 4.9%
- 5% - 10.9%
- 11% - 15%

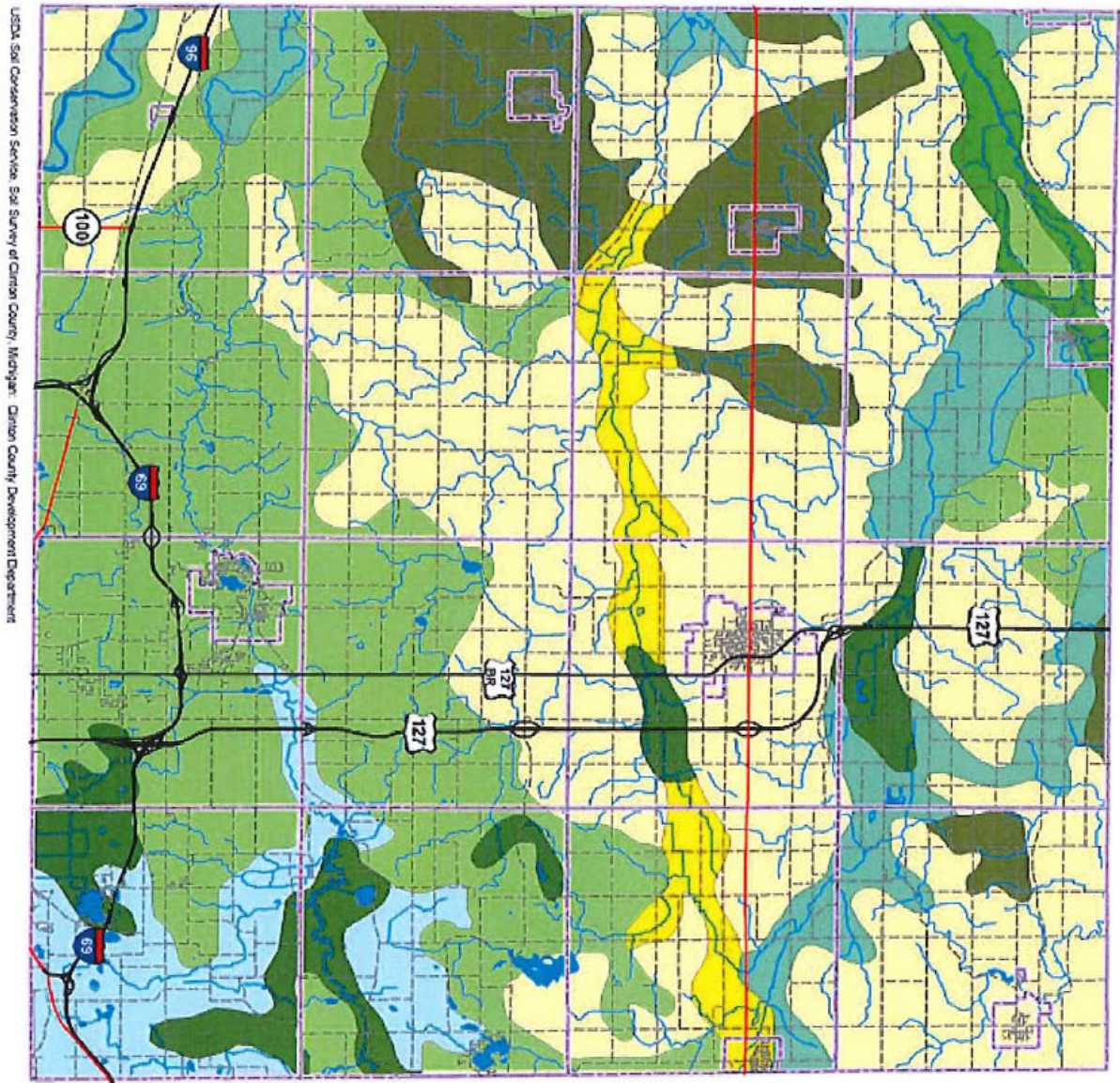
Source: US Census Bureau

Figure C8. 2020 Population Density by Township



Source: US Census Bureau

Figure C9. USDA General Soils Map



USDA Soil Conservation Service. Soil Survey of Clinton County, Michigan. Clinton County Development Department

USDA General Soils Map

Legend:














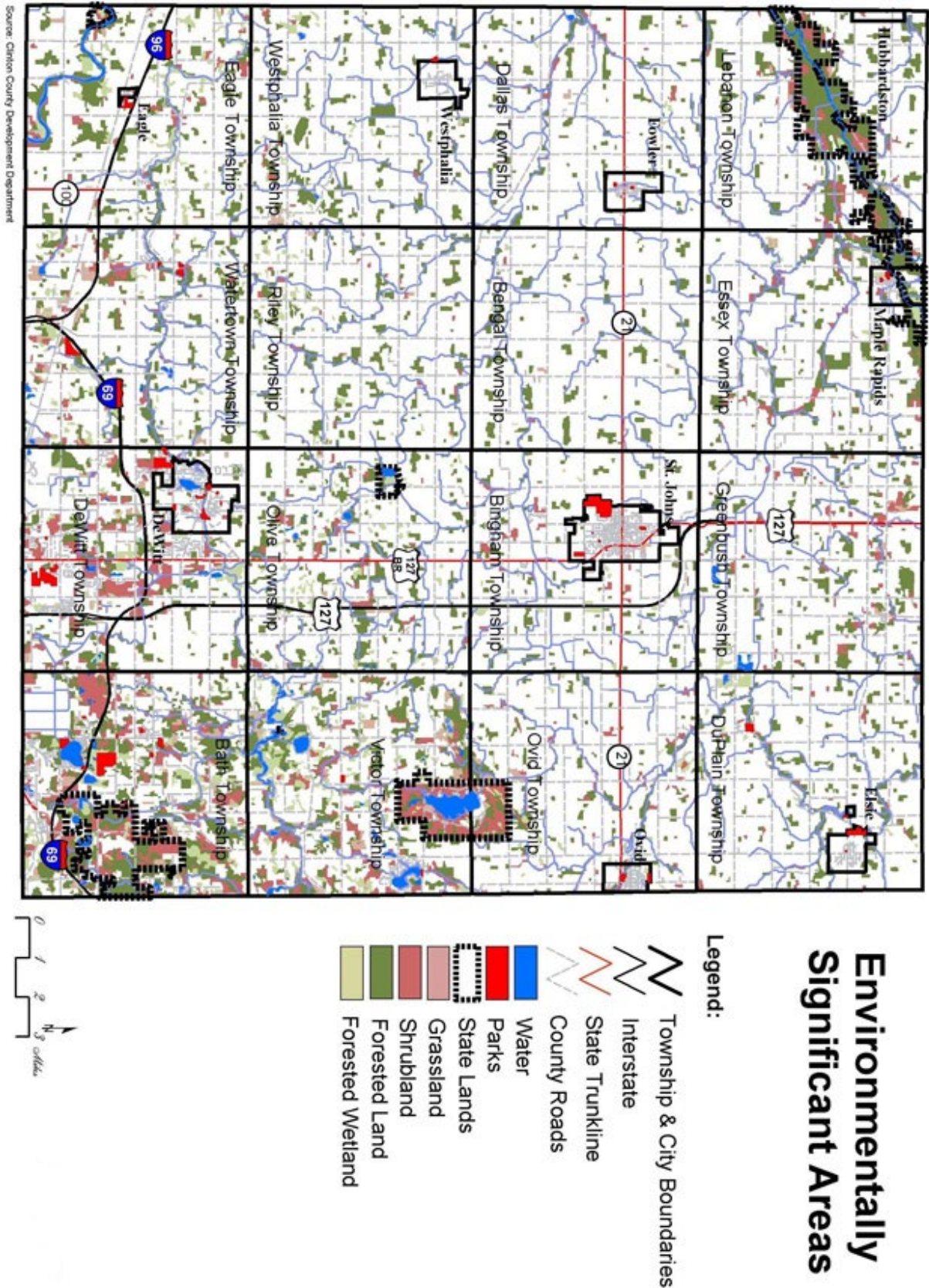
-  Township & City Boundaries
-  Interstate
-  State Trunkline
-  County Roads
-  Water
-  Marlette-Capac-Parkhill
-  Capac-Parkhill-Marlette
-  Blount-Sims-Morley
-  Boyer-Marlette-Houghton
-  Boyer-Wasepi-Spinks
-  Sebewa-Matheron-Boyer
-  Sloan-Houghton-Cohoctah
-  Houghton-Gilford-Adrian



Figure C10. Environmentally Significant Areas Map



Source: Clinton County Development Department

Environmentally Significant Areas

Legend:

- Township & City Boundaries
- Interstate
- State Trunkline
- County Roads
- Water
- Parks
- State Lands
- Grassland
- Shrubland
- Forested Land
- Forested Wetland

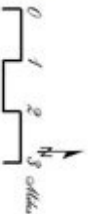
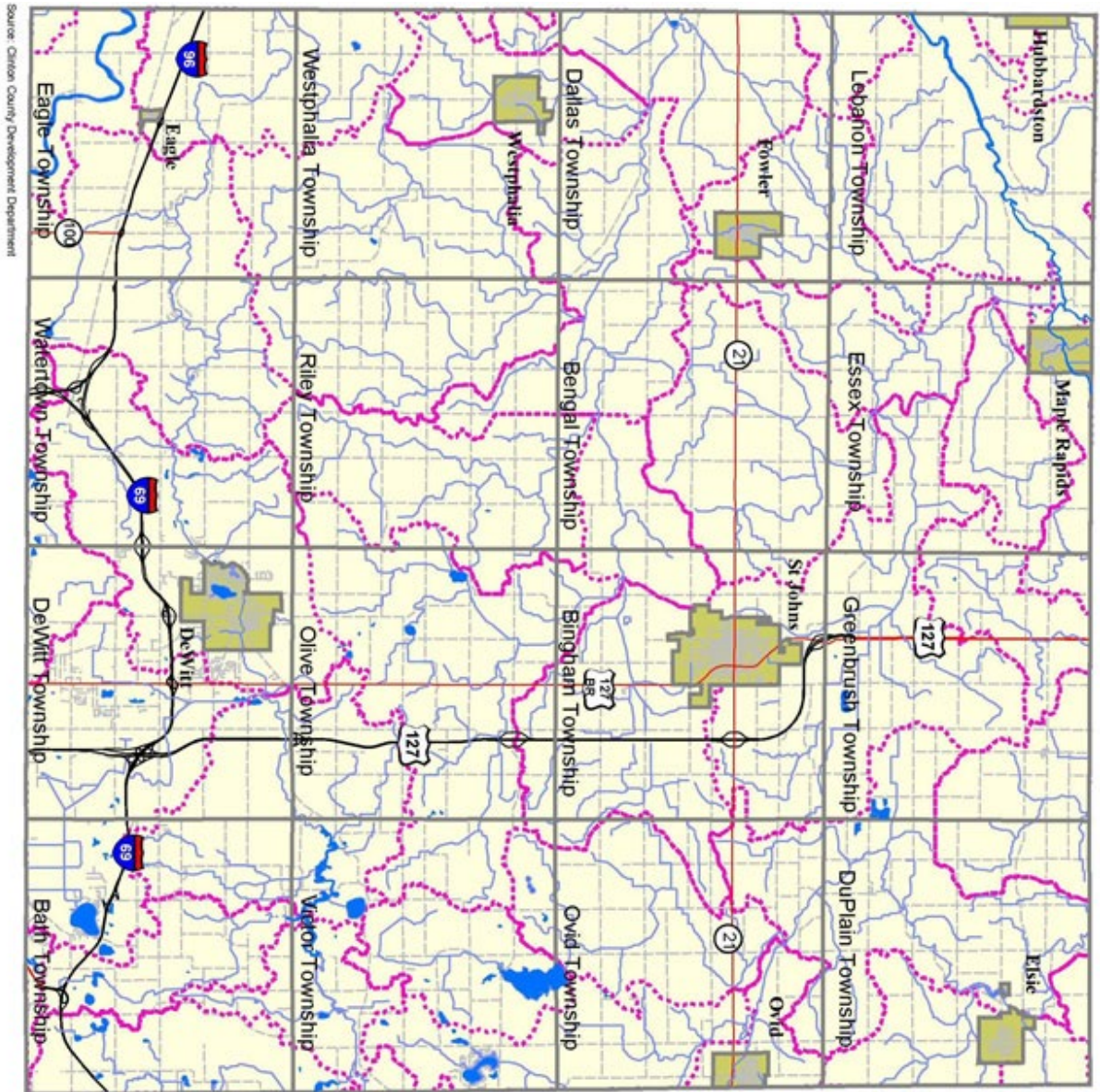


Figure C11. Hydrology Map



- Legend:**
- Township & City Boundaries
 - Interstate
 - State Trunkline
 - County Roads
 - Watershed Boundary
 - Rivers - Drains
 - Water
 - City - Village

Hydrology

CITIZEN OUTREACH SURVEY

SUMMARY

The purpose of the 2021 survey was to obtain citizen input on the current conditions and future of Clinton County, MI. The information collected helped guide the Planning Commission with the five-year update of the Comprehensive Plan and Future Land Use Maps. SurveyMonkey was the platform used to distribute the online survey. Clinton County hosted the survey link on their website for approximately two (2) months and posted the survey link on their Facebook and Twitter pages every couple of weeks. Individual townships were also asked to promote the survey as well. In total, there were 107 surveys completed. Of those responses, 16 were incomplete by Survey Monkey standards. Half of the non-complete surveys were 75% filled out. Eight surveys, where people only answered the initial demographic questions, were removed.

The following are the key results from the survey:

- Most respondents listed their place of residence as St. Johns or Bingham Township.
- The top three services (located within 5 miles of respondents' houses) are: agriculture, retail, and school(s).
- Of those who said they commuted to work, two responses were equally common: (1) commute to work 50% of the time and (2) commute to work exclusively.
- The average one-way distance to work was 15 miles.
- About half of respondents listed the quality of life in Clinton County as "good."
- The top two reasons people live in Clinton County are (1) friends and family and (2) the country atmosphere.
- Over 60% of respondents said development should be focused in planned growth areas.
- Respondents were neutral on how well the

County is protecting its natural resources, but almost as many people said the County is doing well.

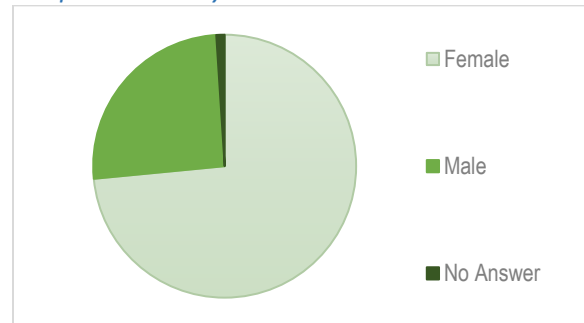
- The two most common (needed) improvements mentioned were regarding roads and housing.
- The top three items respondents would like to see in Clinton County in 20 years are more broadband, agricultural land preservation, and industry.

SURVEY QUESTIONS AND RESPONSES

Question 1) Please indicate your gender.

Figure D1.

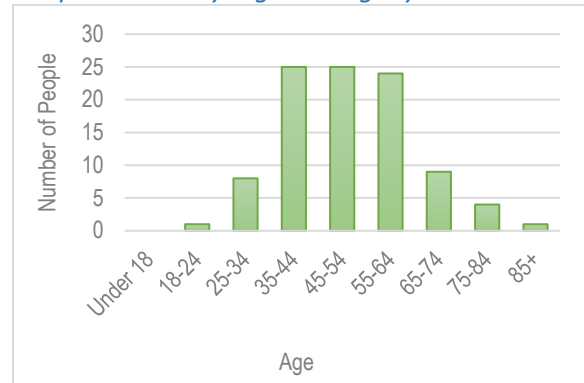
Respondents by Gender



Question 2) What is your age category?

Figure D2.

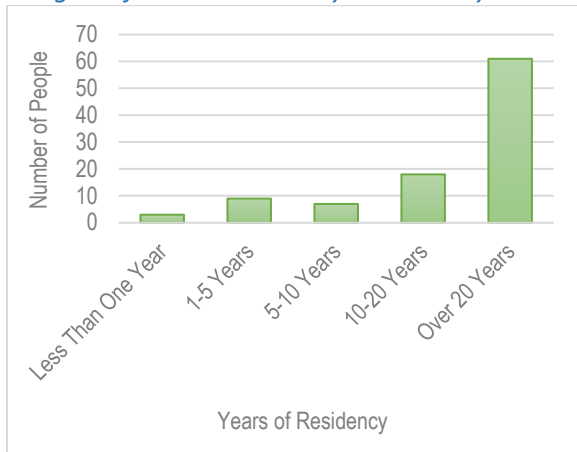
Respondents by Age Category



Question 3) How long have you lived in Clinton County?

Figure D3.

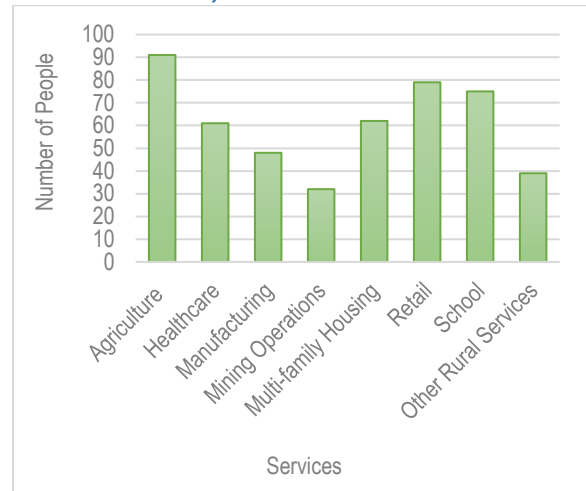
Length of Clinton County Residency



Question 5) Which of the following are within (approximately) 5 miles of your residence?

Figure D4.

Close-Proximity Services



Question 4) In which Township (or general area) of Clinton County do you live in?

Table D1.

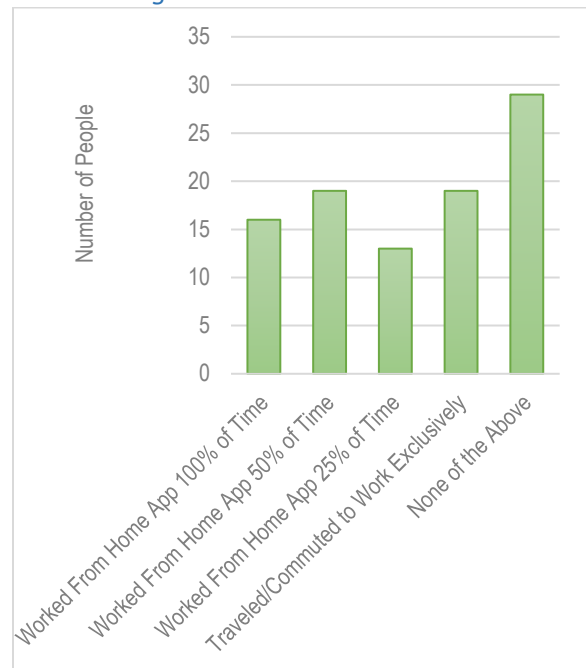
Place of Residence

Township	Number of People
Bath	1
Bath Township	4
Bengal	1
Bingham Township	15
Dallas	1
DeWitt	3
DeWitt Township	1
Duplain Township	4
Eagle Township	1
Elsie	1
Essex Township	7
Greenbush Township	11
Olive Township	4
Ovid Township	6
Riley Township	3
St. Johns	22
Victor Township	4
Watertown Township	4
Westphalia Township	5
Other	38

Question 6) In the last year, have you worked from home or traveled/commuted to work?

Figure D5.

Commuting Patterns



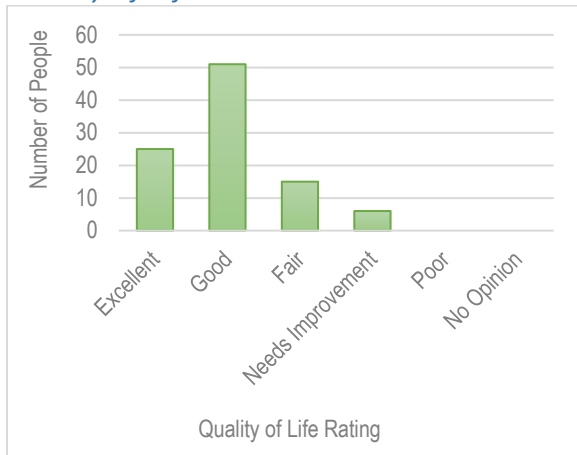
Question 7) If/when you travel or commute to work, approximately how many miles do you typically drive (one-way)?

A) Of those who traveled/commuted to work at least part of the time, the average mileage for a one-way trip was 15 miles. Responses that were N/A or retired were not calculated as part of the average.

Question 8) How would you rate the quality of life in Clinton County?

Figure D6.

Quality of Life



Question 9) What are your top three (3) reasons for living in Clinton County?

Table D2.

Reasons to Life in Clinton County

Responses	Number of People
Friends & Family	54
Country Atmosphere	50
Quietness	35
Good Place to Raise Children	34
Born Here/Nearby	32
Feeling of Safety	29
School System	27
Easy Access to Work	16
Reasonable Housing Cost	7
Access to Natural Resources	4
Easy Access to Shopping	4
Good Government	4
Other	18

Question 10) How would you rate the current housing stock (availability and options) in Clinton County?

Figure D7.

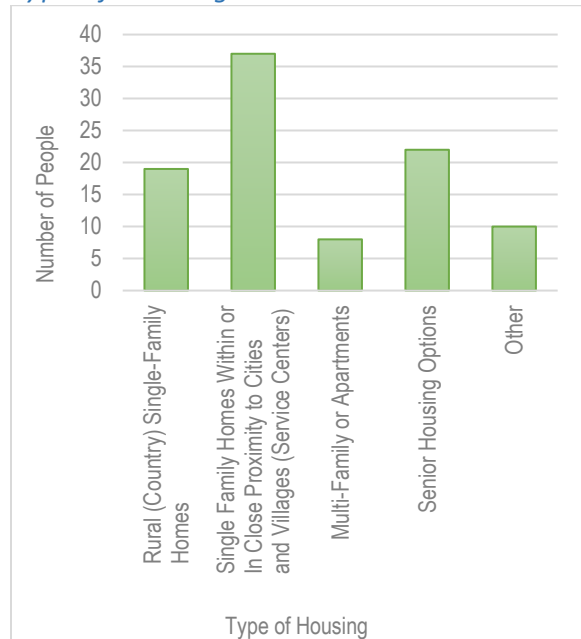
Rating of Housing Stock



Question 11) What type of housing do you believe is needed most in Clinton County?

Figure D8.

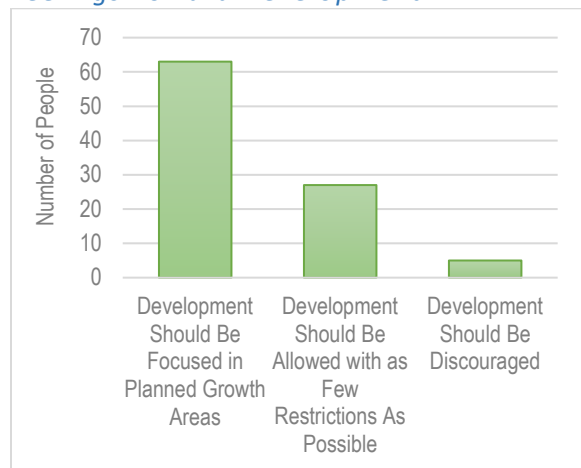
Type of Housing Needed



Question 12) How do you feel about residential and commercial development in Clinton County?

Figure D9.

Feelings Toward Development



Question 13) What do you feel is/are area(s) for improvement in Clinton County?

A) Respondents explained where they believe the County should make improvements. Listed below are the general improvement categories and corresponding comments. *The answers that did not fall into a specific category were categorized under "Other".*

- Schools – *Improve the schools by increasing access to school resources and investing in education.*
- Employment – *Respondents would like to increase the number of jobs available.*
- City Services – *Improve city services such as police, fire, and EMT services.*
- Roads – *Improve the roads. Examples of comments include better snow removal practices (i.e., salt roads), focus on US-127 corridor, and pave dirt/gravel roads.*
- Government – *Better governance and more transparency.*
- Housing – *Diversify the housing stock and rental units cleaned.*
- Internet Access – *Better internet and WiFi.*
- Cell Phone Coverage – *Better cell phone coverage.*
- Hunting – *Restrict shooting near homes.*
- Entertainment – *More entertainment options for families and youth including restaurants, outdoor recreation, playgrounds, and downtown activities.*
- Development – *More businesses downtown such as retail and convenience businesses. Some had concerns about overdevelopment.*
- Shopping – *More grocery and small retail stores.*
- Natural Resources – *Update parks (such as the St. Johns Park),*

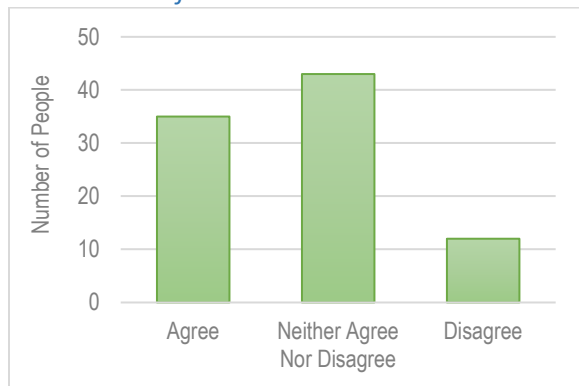
improve trails/sidewalks, and emphasis on green energy initiatives.

- Health –
Improve the health and safety of citizens.
- Other –
Blight control; more resources for helping townships implement and enforce zoning; elimination of stand-alone donation bins; drive out the riff raff that has moved in; prevent protests from getting violent or destructive; poverty in working families; transient families cause community instability; integrity of people in the County and businesses; maintain small town charm; development; motel; cost of electricity and gas; property taxes; community engagement; volunteer groups; senior services; traffic on 4H grounds.

Question 14) Do you feel that proper steps are being taken to protect the natural resources (i.e., rivers, lakes, streams, open space, etc.) within the County?

Figure D10.

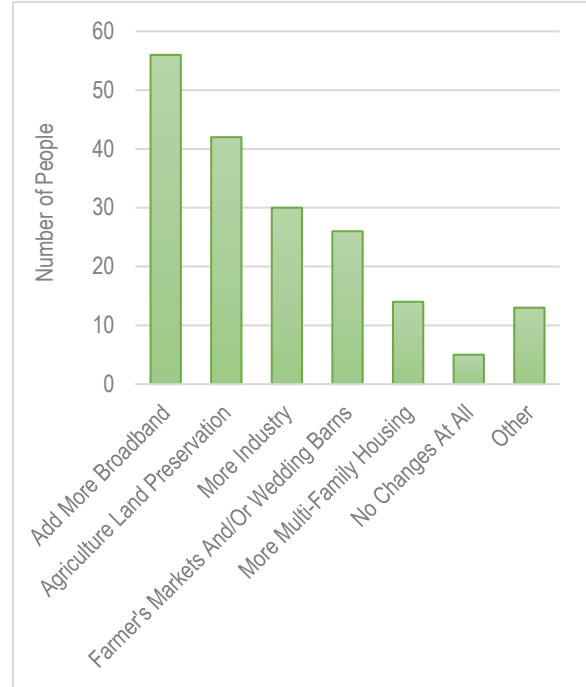
Protection of Natural Resources



Question 15) If you were gone for 20 years and returned to Clinton County, what would you like to see?

Figure D11.

Looking Ahead 20 Years



Question 16) Please share any general comments you would like to be considered.

A) Listed below are the general comments.

- Does not want to live anywhere else besides DeWitt or Clinton County.
- DeWitt is losing its small town feel because of the rapid increase in the number of apartments.
- While understanding farmland preservation, Respondent would like to see more land not be zoned with less than 10 acres as the minimum lot size. Respondent thinks it really seems like a huge change, and that Clinton County wasn't thinking about all of the residents' needs.
- Better gravel roads, better county governance, and a better Health Department.

- *Better cell coverage for public safety.*
- *More opportunities for outdoor activities (like those offered in Midland, MI).*
- *Does not want to see any more tobacco shops.*
- *Keep the nice split between rural/ag and downtown/urban development.*
- *Preserve rural land.*
- *Concerned there is blight, poverty, and a scarcity of services for seniors and other residents outside of DeWitt and St. Johns – the two affluent communities in the county. Respondent explained there are few recreational opportunities, inadequate policing and zoning ordinances are not followed.*
- *Likes the space and quiet.*
- *Job opportunities for youth while they are still in school, so they stay after graduating and appreciate the County.*
- *Focus on small town development.*
- *Does not want government mandates ignored because of politics. Respondent also wants the people in power to set a better example, so people work together as a community.*
- *Would not live anywhere else.*
- *Does not want to see wind or solar farms; protect election integrity and require voter ID.*
- *More diverse families (with its proximity to Lansing); more money put into infrastructure; landscaping to create a more desirable place to live; more marketing through an updated website. Currently, Respondent believes the website is overwhelming and would deter people from using it as a resource.*
- *Smart, modest, incremental growth is best.*
- *Expand utility infrastructure to allow for future growth.*
- *Roads and ditches fixed.*
- *More reliable and cheaper internet in the rural area.*
- *Likes Clinton County because it is freer and is not like Lansing. Respondent does not want to lose their freedoms or the character of the county.*
- *Likes the feeling of safety and the country*

atmosphere. Respondent would like better internet because of being in a dead zone.

Glossary of Planning Terms

Agricultural Resource Lands: Lands devoted to the production, keeping, or maintenance of plants and animals useful to man.

Board of County Commissioners: A council of seven (7) elected officials that are the main governing body of the County.

Buffer (buffering): An area that acts as a buffer between two land uses of different intensity and compatibility.

Capital Area Transportation Authority: The major part of the public transportation network for the Tri-County Region and the City of Lansing.

Capital Improvement Program: A locally adopted document, which prioritizes public investment for land, infrastructure, equipment, and buildings.

Cluster Zoning: A type of zoning which provides for cluster development.

Cluster Development: A development design technique that concentrates buildings on a part of the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

Comprehensive Plan: Also called the Master Plan or Comprehensive Development Plan, is a document composed of maps and text which describes the present and future residential, business, industrial, community facilities, circulation, and physical characteristics of the County. It sets forth policy guidelines and an agenda for future development and improvement of the community.

Conservation Easement: An easement of a property right stipulating that the described land will remain in its natural state and precluding future or additional development.

Critical Aquifer Recharge Area: The outcropping part of the aquifer through which water enters.

Demographics: An analysis of population, economic, and socio-economic characteristics of the study area and the surrounding jurisdictions.

Development Scenario: An alternative future growth scenario based upon current trends and growth patterns.

DNR Lands (Department of Natural Resources): Lands owned by the State of Michigan and are maintained and governed by the Department of Natural Resources.

Flood Hazard Area: The flood plain consisting of the floodway and the flood fringe area.

Goal Statement: General statements that provide direction or intent to planning action.

Manufactured Housing: Factory built, single family structures that meet the National Manufactured Home Construction and Safety Standards Act, commonly known as the HUD code.

Michigan Department of Transportation (MDOT): The State department which maintains the state and federal trunk lines.

Mixed-use Development: The development of a tract of land, building, or structure with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment.

Open Space: Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or the use and

enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.

Overlay District: A zoning district that encompasses one or more underlying zones and that imposes additional requirements above that is required by the underlying zone.

Planned Unit Development (PUD): A type of development characterized by comprehensive planning for the project as a whole, clustering of structures, a mixture of housing types, and sometimes a variety of non-residential uses as well.

Planning Commission: An elected or appointed body which governs over the implementation of the Comprehensive Plan and the Zoning Ordinance.

Planning Department: An appointed staff (Community Development) which lends assistance to the Planning Commission.

Planning (Community Development) Director: An appointed leader of a Planning Department (Community Development), usually sits as the liaison between the jurisdictional planning staff and the Planning Commission.

Public Areas: Parks, playgrounds, trail, paths, and other recreational areas and open spaces; scenic and historic sites; schools and other buildings and structures; and other places where the public is directly or indirectly invited to visit or permitted to congregate.

Public Forum: An open gathering of people to discuss and debate agenda topics.

Purchase of Development Rights (PDR): The removal of the right to develop or build, expressed in dwelling units per acre or floor area, from land in one zoning district by purchasing those rights from the owner so that only the second party (usually jurisdictional governments) can develop the land in the future,

but the owner of the land can still continue in the use of their land in the current land use. At the time the owner wishes to change the land use, only the second party can dictate what that land use is.

Rural Area: A sparsely developed areas, with a population density of less than one hundred (100) persons per square mile and where the land is undeveloped or primarily used for agricultural purposes.

Site Design: The visual and aesthetic appearance or image of the buildings, streets, light fixtures, open spaces, and the general environment as perceived by persons living, working, or passing through an area of the community.

Soil Survey: The process of precisely ascertaining the complete soil make-up of a selected parcel of land.

Sub-area Plan: An area designated to be further analyzed by the Michigan Department of Transportation or other agency at a later date.

SWOT (Strengths, Weaknesses, Opportunities, Threats): A process that involves a comprehensive breakdown of a community to analyze the positive and negative impacts it currently has on its surrounding and residents.

Transfer of Development Rights (TDR): The removal of the right to develop or build, expressed in dwelling units per acre or floor area, from land in one zoning district to land in another district where such transfer is permitted.

Transition Areas: An area in which land uses are changed from/to a higher density to/from lower density and/or differing land uses.

Transportation Corridor: A combination of principal transportation routes involving a linear network of one (1) or more highways of four (4)

or more lanes, rail lines, or other primary and secondary access facilities that support a development corridor.

Tri-County Regional Growth Study: A study performed concurrent with the development of this Plan. Performed by the Tri-County Regional Planning Commission, this study analyzed the growth trends of the Tri-County Region.

Tri-County Regional Planning Commission: The governing Metropolitan Planning Organization (MPO) in the capital area.

Urban Growth Areas: A highly developed area that includes, or is appurtenant to, a city or place and contains a variety of industrial, commercial, residential, and cultural uses with supporting infrastructure.

US Census Bureau: A federal department which monitors and updates the population counts of the United States.

Wetlands: An area that is inundated or saturated by surface water or grounds water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Zoning: The division of the community into districts to regulate the use of land and structures to create order for the physical development of land, and to minimize potential conflicts.