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Rose Township 2026 Update to the 2018 Master Plan

Oakland County, Michigan

Adopted by Township Board on

July XX, 2026

1. Introduction

A. What is a Master Plan?

This Master Plan is a document created by Rose Township to guide the future growth and development of the Township. It also provides strategies for protecting natural resources and preserving the rural community character. By serving as a guide for future land usage decisions a sound Master Plan ensures that Rose Township will remain a desirable community in which to live, work or visit. The Master Plan seeks to emphasize those qualities of the Township as identified by residents, businesses and property owners as highly desired. These include maintaining the rural character of the community, preserving agricultural land and open space as well as natural features prevalent throughout the community to name a few.

The Master Plan is the culmination of a process of identification and examination of a wide range of physical and socio-economic conditions affecting Rose Township. These included population, housing, land use characteristics, natural resources, transportation system and community facilities. An analysis of the impact of each factor on the community in the coming years results in a series of goals and policies for the Township. The result is the Master Plan, which provides recommendations for future land use, natural resource protection, transportation improvements, public facility development and special strategies for key areas within the Township.

The authority to adopt a new Master Plan or amend an existing Plan is permitted under Michigan law, PA 33 of 2008, as amended. This law authorizes the Planning Commission to prepare and adopt a Master Plan which best promotes health, safety, order, convenience, prosperity and general welfare. The Plan considers efficiency and economy in the process of development; including providing for the following:

- Adequate provisions for traffic
- Healthful and convenient distribution of population
- Good civic design and arrangement
- Wise and efficient expenditure of public funds
- Adequate provisions for public utilities and other public services

Public Act 33 also requires the Planning Commission to review the Plan every five years and determine whether to a) amend the plan, b) adopt a new plan, or c) leave the plan as is. This plan replaces the 2013 plan, updating the goals, strategies, and reorganizing the plan into a framework based on guiding principles.

New in 2018:

- Reorganized document with concise layout, updated demographics and a separate appendix of existing conditions
- Goals, objectives and recommendations revised as needed
- Key implementation examples in each topic section
- Updated future land use map

The Differences between a Master Plan and a Zoning Ordinance

The Master Plan provides a general direction for future development. It does not change the zoning map or text applying to any property. One way the plan is implemented may be through zoning ordinance and/or map amendments. A Master Plan is flexible in order to respond to changing conditions and it is not a binding legal document. The Master Plan shows how land is to be used in the

future; while the Zoning Ordinance regulates the use of land at a particular point in time. The Zoning Plan (required by state law and included in the Implementation chapter) ties the Master Plan to the zoning ordinance by outlining how future land use categories relate to zoning districts.

Some of the differences between the Master Plan and the zoning ordinance are listed below.

Master Plan	Zoning Ordinance
Provides general policies, a guide	Provides specific regulations, the law
Describes what should happen in the future – recommended land use for the next 20 years, not necessarily the recommended use for today	Describes what is and what is not allowed today, based on existing conditions
Includes recommendations that involve other agencies and groups	Deals only with development-related issues under Township control
Flexible to respond to changing conditions	Fairly rigid, requires formal amendment to change

B. The Master Plan Process

Content from the previous plan serves as a basis for the current plan, with certain sections added or reorganized for clarity. Many of the previous plan's core ideas remain, as do several map and references to supplementary materials for topics such as natural features, while many of the sections containing "existing conditions" were migrated into an appendix.

A series of public meetings were held by the Planning Commission to discuss the recommendations of the plan. Citizens, landowners and interested members of the general public also attended meetings and were involved with the discussion on the plan. An online survey was also posted on the Township website in June and July of 2017 to gather public input for the plan update. Seventeen questions and replies—eight relating to the Master Plan Update, and another nine relating to the concurrent Parks and Recreation Plan Update—can be found in an Appendix at the end of this document.

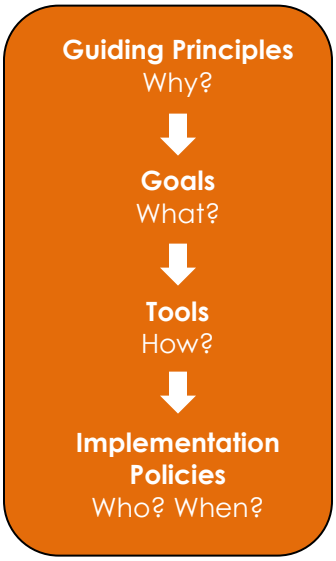
A public hearing to present the draft Plan was conducted prior to its adoption on April 11, 2018 by the Township Board.

In addition to feedback from the online survey, this document includes substantive updates to population, housing and economic data. Rose Township's last Master Plan was completed in 1998, with amendments made in 2000, 2003, 2005, and 2013.

The Township regularly refines its zoning ordinance and subdivision regulations in response to changing conditions, goals, and the law. Thus, this Master Plan represents the latest in a series of documents and ordinances which will help to ensure that the Township maintains its desired community character.

This plan is used by the Township to guide policy related to the following:

- Zoning Ordinance
- Zoning Map
- Reviewing development
- Proposals



C. Using the Plan

The Master Plan is intended as a guide for Township officials in land use, development, zoning, and capital improvement decisions. The Township Board, Planning Commission, and the public should continuously strive to ensure effective use of this document and should reference the Master Plan in order to:

Establish reasonable expectations for the future - to provide some assurance and security with individual property investment decisions.

Review development proposals – to confirm the proposal meets the goals and objectives of the Master Plan.

Review rezoning requests – to confirm the request is consistent with the Township's criteria to consider rezonings including existing conditions, the future land use map, the appropriate timing of the change, consistency with the goals and policies of the Master Plan and potential impacts on the Township.

Provide a basis for amendments to the Zoning Ordinance - to help realize and implement plan goals.

Identify and give priorities to decisions on physical improvements - elected officials can refer to the Plan to identify desired capital improvements for pathways, parks, and public facilities and other infrastructure.

D. Vision, Framework and Goals

Vision Statement

The Planning Commission crafted a Vision Statement for the 2017 Master Plan update which embodies the goals articulated throughout the planning process. The Vision is a broad statement of the desired character of the community. In many ways it represents the ideal, which may not be fully attainable, but directly influences the plan's goals and should therefore be strived for.

Master Plan Vision Statement

As we look to the future in Rose Township, we wish to safeguard the environment, rural character, and historical and agrarian heritage of the Township. We wish to maintain the abundance and quality of existing natural resources and preserve a rural way of life. We see a landscape of sustainable working farms and forests, high water quality streams, protected natural and historic areas, and recreational open space.

Plan Framework

Each plan chapter contains an overview of existing conditions, specific goals and recommendations as well as implementation strategies.

Throughout the plan, goals and objectives are highlighted in blue.

Chapter 2 addresses natural resources, open space, and agricultural resources in the township.

Chapter 3 includes the Future Land Use map, and addresses future land use, housing, transportation, and development, respectively.

Chapter 4 ties the preceding chapters together with the Future Land Use plan and implementation action plan. Actions are categorized by topic, timeframe, and responsibility. This action plan can serve as an annual checklist to ensure the plan's implementation.

The Appendix contains additional information on each of the topic areas, and serves as a reference for information on existing conditions in the Township.

Goals and Objectives

The plan's goals and objectives are listed on the following pages, and revisited in greater detail throughout the following chapters.

Plan Goals and Objectives

Goal 1, Natural Resources: Minimize and mitigate environmental impacts of development in the Township.

(a) Plan land use intensities based upon the suitability of land and natural features to support development.
(b) Minimize the fragmentation of woodlots and other valuable natural resources.
(c) Encourage land use planning that places a commitment to natural resource and farmland preservation.
(d) Minimize loss of topsoil due to all kinds of erosion.
(e) Protect groundwater quality by securing potential non-point pollutants
(f) Minimize potential impacts to surface water quality.
(g) Protect groundwater quality through reducing point contamination.
(h) Maintain natural drainageways, such as riparian corridors.
(i) Regulate lighting intensities and limit glare to assure preservation of the rural character of the Township.
(j) Incorporate objectives outlines as part of the Huron-Shiawassee Headwaters Project.
(k) Take steps to educate and encourage practices that reduce the impact of invasive species.

Goal 2, Agriculture: Preserve to the maximum extent possible the Township's most productive agricultural areas, and avoid conflicts between farm and non-farm uses.

(a) Protect the most productive farmlands in the Township and take steps to encourage long-term commitments to agricultural activities in the identified areas.
(b) Minimize residential land development activities in agricultural areas, which would lead to land use conflicts or adversely affect farming operations and the economic viability of agricultural activity.
(c) Encourage agricultural operations and similar activities to locate away from residential areas and provide for the protection of cooperating operations from the encroachment of residential uses.
(d) Encourage the preservation of existing large acreage parcels.

Goal 3, Open Space and Recreation: Incorporate open space elements into the land use pattern in a manner that links the Township and provides green space, recreation, and/or protects sensitive natural features while providing adequate year-round open space areas to meet the needs of current and future residents.

(a) Manage lakeshore and stream bank development to assure that development does not directly or indirectly destroy these areas.
(b) Encourage conservation and protection of natural, scenic, lake, wetland and wood areas for public enjoyment.
(c) Restrict floodplain development except for recreational purposes.
(d) Implement the Shiawassee Headwater Trail District Concept Plan.
(e) Participate in implementation of regional greenway systems.
(f) Seek opportunities to acquire public land for recreation and open space.
(g) Require open space in new development proposals.
(h) Link open space through the connection of pathway systems between developments.

Goal 4, Community Facilities: Provide for a range of community facilities and services to meet the present and future needs of residents of the Township within the budget limitations of the Township.

(a) Encourage the emergency service facilities to locate with respect to functional service area requirements as the community develops.
(b) Encourage educational facilities to locate with respect to present and future development patterns.
(c) Encourage places of public assembly to be located so as to be easily accessible to the majority of the public.

Goal 5, Residential: Provide a residential base that will accommodate preservation and expansion of existing neighborhoods, protect residential areas from incompatible land uses, offer a variety of housing opportunities, and support the individual needs, capabilities and preferences of current and future Rose Township residents.

(a) Provide for growth and development to occur in a controlled and orderly manner which will provide for residential living, yet, will not over develop natural preservation and lake areas.
(b) Minimize residential strip development with individual driveway access along major transportation arteries.
(c) Minimize residential development in areas of agricultural activity.
(d) Prevent residential development in flood prone areas and regulate residential development in natural areas which would be significantly damaged by uncontrolled development.
(e) Encourage the preservation, renovation, and maintenance of existing housing and protect existing and future areas from conflicting land uses, which would decrease their desirability as residential areas.
(f) Allow higher density development to only occur when public infrastructure becomes available.
(g) Encourage cluster housing development to preserve rural character and natural resources.
(h) Recognize, enhance, and preserve the Township's historical heritage (historic farmsteads, barns, sites, and landmarks). The historical heritage blends well with the township's rural character and agrarian roots.

Goal 6, Transportation: Provide for efficient, safe and convenient access through the transportation network.

(a) Encourage the County Road Commission in the improvement of the road network to accommodate future vehicular traffic in an efficient manner.
(b) Regulate land development to minimize congestion and assure that the intensity of development is within the capacity of the road system.
(c) Require proper road design in all residential projects.

Goal 7, Commercial Development: Provide suitable areas for the orderly development of a variety of commercial and service activities to serve the needs of the projected population.

(a) Encourage commercial and service facilities to locate in cluster developments where essential public services can be economically provided and traffic can be accommodated without increasing traffic congestion.
(b) Prevent lengthy strip commercial development along major transportation arteries.
(c) Prevent commercial development in areas which could create land use conflicts with residential areas.
(d) Offer small nodes of neighborhood commercial uses such as pharmacies, banks, dry cleaners, and convenience stores at designated intersections to provide goods and services compatible with the residential character of the surrounding area.
(e) Ensure commercial areas reflect the quality and character of Rose Township through site and building design standards that ensure proper natural resource protection, vehicular circulation, landscaping, architectural design, and other elements.

Goal 8, Industrial Development: Provide specific locations for light industrial land uses that minimize negative impacts such as noise and truck traffic, is located away from residential areas, and minimizes impacts on sensitive natural features.

(a) Consolidate industrial development near adjacent industrial areas in the Village of Holly.
(b) Provide adequate buffering from residential areas thereby minimizing potential negative impacts on the quality of life for residents.
(c) Orient industrial development on major roadways to ensure direct routing for truck traffic to main routes that can handle high volumes and heavy cargo loads.
(d) Orient industrial development on areas where essential public services can be provided, operating to maximize efficiency and minimize/eliminate any potential public hazard.
(e) Develop enforceable performance standards that regulate the levels of noise, fumes, and other impacts of industrial development.

E. Community Profile

Regional Setting

Rose Township is comprised of approximately 35.8 square miles in the northwest quadrant of Oakland County. Rose Township is located in close proximity (45 miles northwest) to Detroit and Flint (20 miles to the north). More locally, the Oakland County townships bounding Rose Township include Holly Township to the north, Springfield Township to the east and Highland Township to the south. Tyrone Township located in Livingston County forms the Township's western border. The Village of Holly is located north of the Township and the City of Fenton is located northwest of the Township in the southeastern corner of Genesee County.

Map One: Location of Rose Township in Oakland County

Rose Township does not have direct access to any major highway. However, US 23 a major north-south highway is accessible via Rose Center and White Lake roads approximately 7 miles west of the center of the Township. I-75, the major north-south highway through the state of Michigan, is accessible via Davisburg Road and Dixie Highway approximately 12 miles northwest of the center of the Township. These road connections provide Rose Township residents access to the major cities within southeastern Michigan.

Within the Township, Hickory Ridge Road and Milford Road are the major north-south thoroughfares. They provide access to M-59 a major east-west corridor in the region approximately 7 miles south of the center of the Township. The major east-west thoroughfares within the Township are Davisburg Road and Fenton/Holly Road. Fenton/Holly Road connects Hickory Ridge and Milford Roads in the northern portion of the Township.

It is the highly desired rural character of the Township, its rich natural resources and close proximity to major employment, cultural, recreational, and retail opportunities, which contributes to development pressure on Rose Township.

For more information on Existing Conditions in the Township, see the Appendix.

Community History

There is Archeological evidence of paleo- and archaic- Native Americans in Rose township. There are many documented accounts of early settlers interacting with Indigenous People (likely Ojibwe Native Americans). The Erie Canal played a role in early settlers getting to Rose Township – opening the doorway from New York to the Great Lakes for the migration of people to inexpensive land. The settlers traveled from the east in horse- and oxen- driven wagons along Native American trails. Initially, these trails were narrow, single-file passageways simply created by the earth being trampled along the paths most frequently traveled, but over time these trails became "roads" over which settlers traveled. The Native American trail that ran through Rose Township became what we know as Rose Center Road (and Milford Road where Rose Center and Milford Road run together near Rose Center). The local trail ran northwestward toward Shiawassee County, beginning in an area near Cass and Orchard Lakes. In Shiawassee County it connected with a trail that led to Saginaw Bay.

The first entries on record of land in Rose Township were made on June 8, 1835, by Jacob N. Voorheis & Daniel Hammond, but neither man settled in Rose Township. That same year, the first actual settler in the township was Daniel Danielson who built the first log house located on eighty acres on section 35. His son was the first white child born in the township. In 1836, there was a rush of settlers to Rose Township. Businesses, primarily “public houses” (taverns/hotels) and small settlements popped up along the Native American trail. David Gage opened the first “public house” in his small shanty in section 22 in the village, its exact location unknown. Other taverns soon followed opening up along the trail including, but not limited to: The Buckhorn Tavern/Hotel in Buckhorn Village built by Ahasuerus Buell (located near Milford/Demode Roads); a tavern built by Anson Beebe (located near Rose Center Road/Fish Lake Roads); and a tavern in “Gardnerville” built by John Gardner (located at the intersection of Center/Hickory Ridge Road). Buckhorn Village whose name came from a lake found in the area named by Isaac I. Voorheis had the Buckhorn Tavern, a blacksmith shop, and a small tannery and shoe shop. There was a feed barn in connection with the tavern in Gardnerville and a blacksmith shop across the road. There were a few log homes in the area. After the railroad came through Rose Township in 1870, business activities moved next to the railroad tracks (intersection of Milford/Water Roads) where there was general store, depot and blacksmith shop.

An act of the Michigan Legislature on March 11, 1837, created Rose Township. On April 3rd of that year the first meeting for Rose Township took place in Mr. Gage’s tavern. Later that year a post-office was established in the tavern. On November 6th, 1914, the post-office changed its name to Rose from Buckhorn. The post-office remained in existence until December 31st, 1949, when Rose Center became RFD 3 Holly.

The Rose Township Hall, originally called the Town House, began construction in 1881. It was finished in April 1882 for a cost of $779.98. The area around the Township Hall became known as Rose Center. The basement and bathrooms were added during the 1940’s. Built in 1881, the Township Hall is on the Michigan State Register of Historic Places.

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2. Natural Resources

A. Introduction

Natural resources are one of the most relevant assets of Rose Township. Existing agricultural land, geology, topography, watersheds, lakes, wetlands, and woodlands, among other natural features, portray the rural context of the Township and characterize the agrarian tradition of its residents. By ranking and delineating existing agricultural land and relevant natural features the Township will be able to effectively preserve the most relevant natural resources, maintain the Township's character, and allow some development to occur in specific areas where the impacts do not endanger the existing natural environment.

The following is an overview of some of the major natural features that are prevalent throughout the Township. Each description helps explain why these features are important to the natural systems of the Township. This section explains the function of natural features and identifies the constraints and opportunities these features present to development. The general locations of woodlands, wetlands, lakes and streams are identified on a series of maps. High quality natural areas identified through the Michigan Natural Features Inventory (MNFI) program are also outlined. The master plan also outlines strategies for the Township to implement in order to meet the overall goal of preserving natural features and the rural, natural character of Rose Township.

See Appendix:
- Geology and Topography
- Soil Types
- Water Features
- Wetland Types
- Woodlands
- Scenic Views
- MNFI Sites

The information contained in this chapter identifies existing natural resources within the Township based on information provided by Oakland County, the Michigan Department of Natural Resources, the U.S. Environmental Protection Agency, and the Community Foundation for Southeastern Michigan. Portions of the natural features information contained in this plan are from the Shiawassee and Huron Headwaters Resource Preservation Project (S&H Project). The project was a joint effort between Oakland County, Highland, Milford, Rose, Springfield, and White Lake Townships, and the Village of Milford. The headwaters of two rivers, the Shiawassee and the Huron are within the northwest portion of Oakland County, with Rose Township located entirely with the Shiawassee River watershed.

More information on the Shiawassee and Huron Headwaters Resource Preservation Project can be found on page 13 of the Appendix.

B. Environmental Features

Objective 1(a): Plan land use intensities based upon the suitability of land and natural features to support development.

Wetlands

Rose Township contains significant wetland areas. There are over 6,100 acres of wetland within the Township, which constitutes 26% of total land area within the Township. The vegetative cover map shows areas of emergent, scrub/shrub and lowland hardwood wetlands based upon data from Oakland County and the MDEQ.

Wetlands serve a variety of important functions which benefit the natural environment and the community:

- Mitigate flooding by detaining surface runoff

- Control soil erosion and sedimentation loading in streams, rivers and lakes
- Provide links with groundwater
- Improve water quality which is degraded by nutrients, and chemicals from fertilizers, and pesticides, polluted runoff from roads, and urban land uses and erosion, and sedimentation resulting from agricultural, and construction activities
- Function as highly productive ecosystems in terms of animal life habitat and vegetation
- Serve a variety of aesthetic and recreational functions

Any wetlands greater than five acres in size or contiguous with (within 500 feet) of a waterway are regulated by the MDEQ through Part 303 of the Natural Resources and Environmental Protection Act (NREPA). Any activity which requires these regulated wetlands to be filled or drained requires a permit from the MDEQ. Permits will generally not be granted unless the issuance is in the public interest and necessary to realize the benefits derived from the activity.

Wetland areas are also valuable as natural buffers between lower and higher intensity land uses. They contribute significantly to the aesthetic character of the community. By continuing to preserve and incorporate wetlands as a part of any future development, they will continue to maintain open and green space as well as contribute to retaining the rural setting.

Watershed Drainage

Rose Township is located almost entirely within the Shiawassee River watershed, with the exception of a small area at the southeastern corner of the Township that is in the Huron River watershed. The Shiawassee River flows across the northeast corner of the Township from Springfield Township towards the northwest into the Village of Holly.

Upland areas drain to the low lying wetlands and streams that pass through the Township, ultimately flowing into the Shiawassee River. There are a number of streams that contribute to the Shiawassee River. The most significant is the Buckhorn Creek, which flows from the south central portion of the Township northward to the Shiawassee River.

Natural features to be preserved:

Wetlands:
- Regulated Wetlands
- Non-regulated Wetlands
- Wetland Buffers
- Restoration of Wetlands

Slopes Greater than 12%

Bluffs/Setbacks along Waterways

Soils That Are Not Well Suited for Development

Woodlands:
- Along Public Thoroughfares
- Along Greenways
- High Quality Woodlands
- Individual Mature Trees

Fish & Wildlife Habitat

Scenic Views and Open Space Along Roads

Connections to Adjacent Open Space

Goal 1: Minimize and mitigate environmental impacts of development in the Township.

Objectives:

1(a) Plan land use intensities based upon the suitability of land and natural features to support development.
1(b) Minimize the fragmentation of woodlots and other valuable natural resources.
1(c) Encourage land use planning that places a commitment to natural resource and farmland preservation.
1(d) Minimize loss of topsoil due to all kinds of erosion.
1(e) Protect groundwater quality by securing potential non-point pollutants
1(f) Minimize potential impacts to surface water quality.
1(g) Protect groundwater quality through reducing point contamination.
1(h) Maintain natural drainageways, such as riparian corridors.
1(i) Regulate lighting intensities and limit glare to assure preservation of the rural character of the Township.
1(j) Incorporate objectives outlines as part of the Huron-Shiawassee Headwaters Project.

Associated with the streams are corridors of adjacent wetlands. The streams and wetlands are important for surface drainage, groundwater recharge and wildlife habitat. Their alteration can contribute to poor water quality, decreased water supply and loss of valuable wildlife habitat. Alteration of wetlands can also impact the quality of surface waters in lakes and the Shiawassee River watershed.

As the Township develops, the amount of surface runoff will further increase. This will be caused by clearing of vegetation, addition of impervious material to the land (buildings and pavement) and improvements to storm drainage. These will have the cumulative effect of increasing the peak discharge to the area's streams while reducing the amount of water infiltrating to ground water.

Groundwater Quality

The vegetative cover map in Appendix A shows areas of emergent, scrub/shrub and lowland hardwood wetlands based upon data from Oakland County and the MDEQ.

Important factors in the evaluation of groundwater are the quantity and quality of the water. Because the residences in the Township rely on individual wells, groundwater needs to be protected from contamination.

The Village of Holly is served by a public community well and water system. The flow of groundwater in the northern portion of the Township is northwesterly, towards the Village of Holly. Therefore the area immediately south and east of the Village is within the Village of Holly's community wellhead protection area. This is generally the area north of Rattalee Lake Road and east of Milford Road.

To protect both the Township residents' water source as well as the Village of Holly's wellhead protection area, special consideration needs to be given to activities occurring on the land surface to ensure that groundwater is not contaminated. Potential sources of groundwater contamination may include:

1(h) Maintain natural drainageways, such as riparian corridors.

- Discharge of hazardous substances from commercial and industrial facilities
- Agricultural and residential pesticides and fertilizer
- Non-point source pollution from roadways and parking lots
- Septic drain fields
- Leaking underground storage tanks
- Spills and leakage of hazardous materials
- Buried wastes in landfills

State and county requirements will need to be adhered to for any facility within the Township that involves the use, storage or disposal of hazardous materials. Nonresidential site plans proposed within the Village of Holly's community wellhead protection area should be coordinated with the Village to obtain any comments on groundwater protection.

Environmentally Impacted Sites

- See page 19 of the Appendix for resources on sites in the township which have been impacted by hazardous materials.

Geology, Soils and Topography

Rose Township is located within the Jackson Interlobate. Interlobate areas form where two or more ice sheets make direct edge-to-edge contact, creating large amounts of glacial deposits leading to high, hilly landscapes. Blocks of ice that had been buried melt, leaving behind depressions called kettles which can sometime be filled with water and create kettle lakes. Because of this, Rose Township is characterized by rolling topography with elevations over 1,100 feet and relatively steep end moraine ridges surrounded by pitted outwash deposits. Kettle lakes and wetlands are common within the outwash.

Soil Types

Understanding the composition of soils in Rose Township is important for many reasons. Soils are critical when planning for all types of land uses, such as agricultural, residential, commercial, industrial, and recreational. Soil types must be studied to effectively manage storm water run-off and preserve water quality. Second, understanding soil types allows the Township to prevent soil erosion and plan for sedimentation control.

The soils and geology in the Township are characteristic of glacially formed landscapes consisting mainly of moraines and outwash plains, as shown on the surface geology map. The soils in Rose Township vary, but can be put into general soil associations as follows:

1. Marlette-Capac-Houghton

These soils are nearly level to hilly, well drained to very poorly drained loamy and mucky soils; on till plains, moraines and in bogs. The Marlette soils are on knolls, ridges, and side slopes. The Capac soils are in broad areas that have some low knolls, ridges and side slopes. The Houghton soils are in depressions.

The Marlette and Capac soils are well suited to use as cropland, pasture and woodland. The Houghton soils are poorly suited to cropland use. Water erosion is the main limitation to the use of the Marlette and Capac soils as cropland.

The use of the less sloping Marlette soils and the Capac soils as building sites is limited by wetness. The use of these soils as septic tank absorption fields is limited by wetness and moderately slow permeability. The Houghton soils are severely limited for these uses.

2. Riddles-Marlette-Houghton

These soils are nearly level to steep, well-drained, moderately well drained, and very poorly drained loamy and mucky soils found in moraines, till plains and in bogs. The Riddles and Marlette soils are on knolls and ridges and on side slopes along drainage ways, streams, lakes, and depressions. The Houghton soils are in depressions and drainage ways.

The upland soils that are nearly level to undulating are well suited to use as cropland or pasture, and those that are rolling to hilly are poorly suited to these uses. If the upland soils are used as cropland or pasture, controlling water erosion is the main concern of management. The muck soils generally are not suited to use as cropland or pasture because they generally do not have adequate drainage outlets.

The upland soils can be used for building site development; however, the shrink-swell potential of the Riddles soils and slope are limitations. The use of the upland soils as septic tank absorption fields is limited by the moderately slow permeability of the Marlette soils and by slope. The Houghton soils are generally not suited to use as building sites or septic tank absorption fields.

3. Fox-Oshtemo-Houghton

These soils are nearly level to hilly, well-drained and very poorly drained loamy, sandy, and mucky soils found in outwash plains, moraines, beach, ridges and in bogs. The Fox and Oshtemo soils are on knolls, ridges, and side slopes along drainage ways, streams, lakes and depressions. The Houghton soils are in depressions and drainage ways.

The upland soils that are nearly level to undulating are fairly well suited to use as cropland or pasture, and those that are rolling to hilly are poorly suited to those

uses. If these soils are used as cropland, controlling erosion caused by wind and water, maintaining the content of organic matter and overcoming periods of drought are concerns when managing this soil type. The muck soils generally are not suited to use as cropland or pasture.

The upland soils are suited to use as septic tank absorption fields or building sites; in some areas, however, they are limited for these uses. Steepness of slope is a limitation for building site development, and poor filtering capacity and slope are limitations for septic tank absorption fields. Muck soils generally are not suited to use as building sites or septic tank absorption fields.

4. Oshtemo-Spinks-Houghton

These soils are nearly level to steep, well-drained and very poorly drained sandy and mucky soils; found in outwash plains, beach ridges, moraines and in bogs. The Oshtemo and Spinks soils are on plains, knolls, and ridges and on side slopes along drainage ways, lakes, and swamps. The Houghton soils are in depressions and drainage ways.

The soils in this map unit are mainly used for woodland, pasture, wildlife habitat, or parks or they are idle land. Some are used for building site development. In a few areas the soils are used for farming.

The upland soils that are nearly level to undulating are fairly well suited to use as cropland or pasture, and those that are rolling to steep are poorly suited to these uses. If these upland soils are cropped, controlling erosion and soil blowing, maintaining organic matter content, and overcoming droughtiness are concerns of management. The muck soils generally do not have adequate drainage outlets and are not suited to use as cropland or pasture.

The upland soils that are nearly level to undulating are suitable for use as building sites and septic tank absorption fields, and those that are rolling to steep are poorly suited or are not suited. The upland Oshtemo soils are limited for uses as septic tank absorption fields because of poor filtering capacity. The effluent drains satisfactorily, but there is a danger of ground water pollution. The muck soils generally are not suited to use as a building sites or septic tank absorption fields.

The general soil conditions are useful to compare the suitability of large areas for general land uses. Suitable and unsuitable soils are identified for septic systems, and buildings with basements are indicated on the soil maps.

Topography

Rose Township can be generally characterized by a relatively gentle rolling topography as shown on the topographic map. The topography is highest in the southern portion of the Township sloping downwards towards the north following the Shiawassee watershed. Elevations within the Township generally range between 900 feet above the sea level in the northwest corner of the Township to a high point of 1,130 feet above the sea level in the southwest corner of the Township.

The majority of the topography within Rose Township consists of slopes 6% to 11%. Areas with slopes over 12% in grade are mainly concentrated west of Fish Lake Road from Houser Road to Bone Road with the remainder scattered throughout the Township. Areas with 5% in grade or less are located along Chana Road from Milford Road to Munger Road, west of Rose Center Road, west of Fish Lake Road between Hickory Ridge Road and Highland Township and north of Demode Road from Rose Center Road to Tipisco Lake Road.

Slopes require sensitive site planning prior to development. Disruption of the vegetative cover may cause significant erosion problems. Care should be taken to insure that extensive grading is minimized and natural features such as vegetation and top soil are protected. Three primary means the township can use to protect steeply sloped areas are:

- Maintain setback requirements from streams with steep banks
- Require existing vegetation along streams to be preserved
- Cluster the development away from steep slopes

Water Features

Watershed, Drainage and Streams

Rose Township is located almost entirely within the Shiawassee River watershed, with the exception of a small area at the southeastern corner of the Township that is in the Huron River watershed. The Shiawassee River flows across the northeast corner of the Township from Springfield Township towards the northwest into the Village of Holly.

Upland areas drain to the low lying wetlands and streams that pass through the Township, ultimately flowing into the Shiawassee River. There are a number of streams that contribute to the Shiawassee River. The most significant is the Buckhorn Creek, which flows from the south central portion of the Township northward to the Shiawassee River.

Associated with the streams are corridors of adjacent wetlands. The streams and wetlands are important for surface drainage, groundwater recharge and wildlife habitat. Their alteration can contribute to poor water quality, decreased water supply and loss of valuable wildlife habitat. Alteration of wetlands can also impact the quality of surface waters in lakes and the Shiawassee River watershed.

As the Township develops, the amount of surface runoff will further increase. This will be caused by clearing of vegetation, addition of impervious material to the land (buildings and pavement) and improvements to storm drainage. These will have the cumulative effect of increasing the peak discharge to the area's streams while reducing the amount of water infiltrating to ground water. Minimization of these impacts should involve:

- Create, preserve and maintain riparian stream buffer systems
- Limit clearing and grading of natural areas to the minimum amount necessary for development
- Maintaining on-site storm water retention
- Clustering residential development to minimize impervious surfaces
- Minimizing impermeable surface on commercial sites such as parking lots
- Reducing residential streets to the minimum pavement width needed to support traffic volumes
- Examining alternative layouts to reduce the total length of residential streets
- Minimizing the number of residential street cul-de-sacs
- Establishing both a minimum and maximum parking standard
- Ensuring parking standards and/or stall sizes are appropriate and do not require excessive pavement
- Encouraging shared parking and driveway arrangements
- Using development incentives, such as density compensation, buffer averaging, property tax reduction, storm water credits and by-right open

space development to promote conservation of areas of environmental value

Lakes

Rose Township has abundant water resources including lakes, wetlands, and streams. More than 25 lakes of varying size are scattered extensively throughout the Township, covering over 1,000 acres and occupying 4% of total land area within the Township. Tipsico Lake is the largest lake within the Township and is located in the southwest corner of the Township.

Portions of these lakes have been developed with older residential communities on small lots. Some of these were historically cottage communities that have been converted to year round residences. Because these residences rely on individual septic systems for wastewater disposal, lake contamination from higher density neighborhoods is a concern.

Portions of the larger lakes and many of the smaller lakes have natural waterfronts that remain undeveloped. These areas are a mixture of woodlands and emergent wetlands. Additional development of these natural waterfronts has the potential to impact the quality of lakes as a result of clearing native vegetation thus reducing the natural filtration of surface water, increasing surface water volume and velocity by the creation of additional impervious surfaces and an increase in non-point pollution from sources such as septic tank effluent. Minimization of these impacts should involve:

- Residential densities along the lakes should be controlled to minimize impact
- Natural vegetated buffers should be preserved along the shoreline
- Boat access management to prevent overuse of lakes

Woodlands

Northern Oakland County lies in a deciduous forest zone in which the climax forest is Beech and Maple. After the retreat of the glaciers, uplands became forested by oak communities. The kettle depressions developed into tamarack or hardwood swamps, and sometimes remained as lakes surrounded by meadows. The channels gradually became extensive swamps or meadows, and were often cut by rivers and streams. The vegetative land cover map shows the vegetative land cover for natural areas within the Township.

Woodlands and hedgerows along property lines provide a variety of benefits that serve as a justification to consider their preservation as the Township develops. The benefits include:

- Quality of life: Woodlands, like other ecosystems such as prairies, wetlands, stream corridors and open fields, contribute to the quality of life for township residents. The woodlands and hedgerows in the township contribute to the patchwork of agricultural fields that creates the peaceful rural character of the community. Additionally, the trees establish visual barriers between individual properties. Preserving large patches of woodlands is critical to providing habitat for indigenous animal life, which in turn enhances the quality of life and living for residents.
- Influence on micro-climate: Woodlands play an important role in moderating ground-level temperatures. Tree canopies shade the ground surface from the sun's heat and wind. Temperature extremes during winter months can also be moderated by the presence of trees.
- Reduction in pollution: Woodlands absorb carbon dioxide and return oxygen to the air. Certain tree leaves filter pollutants from the air, removing ozone, chlorine, hydrogen fluoride, sulfur dioxide and other

pollutants. Large and dense stands of trees serve as a noise buffer as well. Trees also take up nitrogen that is present in soil.

- Reduction in soil erosion: Woodlands and under story vegetation stabilize soils and help prevent soil erosion. The vegetation absorbs the energy of falling rain and the web of roots of all plants help stabilize soil particles in place. Tree leaves can reduce the impact of raindrops on the soil surface and give soil a chance to absorb water. Fallen leaves minimize the loss of soil moisture, help prevent erosion and enrich the soil to support later plant growth. Wooded wetlands provide the additional benefit of trapping and holding storm water runoff. Dense vegetation can help slow flood surges and flows.
- Animal life habitat: Woodlands provide essential shelter and food for deer, raccoon, rabbits, pheasants and other birds and animals. The opportunity to observe wildlife in a natural setting has educational benefits for township residents.
- Township's natural, rural character: Woodlands or hedgerows along roadways contribute to a natural/rural atmosphere in a number of ways. The beneficial aspects of vegetation on the person traveling along the public right-of-way will be greater because of the close proximity of the vegetation and enclosure provided by the tree canopy.
- Woodlands are one of the most recognizable and common natural resources. In areas of development, large tree stands should be preserved and have limited clearing.

Scenic Views

Rose Township can be generally characterized by farms and rural residences interspersed by lakes, wetlands and woodlands across a rolling topography. The open spaces, agricultural lands, woodlands, lakes and cultural resources are also components in the overall scenic attractiveness of the Township. Scenic vistas are places which afford expansive views of Township visual resources. These are often located along roadways, which are important visual corridors because they unfold a rapid sequence of vistas. Fields, homes, and other buildings are common sites which are presented to the roadside viewer. The sections of densely vegetated areas along the roadway followed by areas of open fields provide departures and entrances to a sequence of changing view sheds along the road.

Woodlands along roadways are a key element of preserving the rural character of the community. The visual impact of vegetation along the right-of-way on a person traveling along the road will be greater. The vegetation will be in close proximity to the motorist and other features outside of the public right-of-way, such as buildings, will have a less dominant impact on the streetscape because they are hidden from view. A greater mass of vegetation will be within the forward view of the person within the public right-of-way and the taller trees will provide a sense of enclosure, providing a well-defined scenic space. To maintain and enhance this natural character, residential development should be setback away from major roadways with generous buffers of preserved vegetation or naturally landscaped areas maintained along the road.

Cultural landmarks are another important visual resource. Historic farm homes and agricultural buildings (wood barns in particular) lend an important character and identity to the Township. The cultural or man built landmarks should be preserved and managed in a sensitive manner. New development should complement unique landmarks and should not detract from the scenic vistas of Rose Township's open areas.

MNFI Sites

Shiawassee and Huron Headwaters Resource Preservation Project (S&H Project) contracted with the Michigan Natural Features Inventory (MNFI) to conduct a natural resources inventory of the project area. MNFI is a partnership between the Michigan Department of Natural Resources and The Nature Conservancy. MNFI staff includes biologists, botanists, and wildlife specialists. The MNFI staff started its inventory work using 1997 aerial photos covering the project area. Potentially significant natural areas were delineated based on the following criteria developed by the MNFI: size; intactness; upland and wetland complexes; important riparian corridors within the respective watersheds; large, contiguous forested tracts, and areas with potential for restoration.

Through this process, a total of 33 MNFI sites were identified in Rose Township. These areas are outlined on the vegetative cover map, along with detailed descriptions beginning on page 13 of the Appendix. Minimization of development impact to these areas was taken into consideration in development of the future land use map.

As the 2018 Rose Township Master Plan was nearing completion, the MNFI prepared an update to the county-wide Potential Conservation / Natural Areas Report. This information and any future updates will be incorporated into the future updates to the Rose Township Master Plan. Additional updates may also include priority conservation sites identified by the North Oakland Headwaters Land Conservancy (NOHLC).

"The protection of wetlands is essential in order to preserve water quality, stabilize storm water runoff, recharge ground water, and provide fish and wildlife habitat. The highest priority is for the preservation of wetlands in their natural state. When reviewing proposals for development within the vicinity of wetlands consideration should include: the wetland area itself, adjacent fringe or buffer areas, and the remainder of the watershed which drain into and out of the wetland area beyond the fringe or buffer area".

-Shiawassee Headwaters Report, pg. 111

Best Practices: Water Features Preservation

The following strategies should be employed to mitigate and prevent impacts to natural features:

Wetlands. Future development in areas surrounding undisturbed wetlands can significantly impact wetland resources. Therefore, developers and Township officials should evaluate design alternatives to mitigate any potential for impact. If a wetland fill permit is granted, mitigation, such as creating new wetlands within the same drainage way or enhancement of existing wetlands, should be required. Furthermore, buffer zones should be required from wetland areas.

A number of fens, geologically and biologically unique type of wetlands, are found in Rose Township. Fens are among the rarest natural wetland communities in the United States and possibly in the world. They are found primarily in states in the Midwest where there had been glaciation, especially in interlobate areas between uplands and outwash areas. Fens often contain flora and fauna species that are rare, threatened, endangered or of special concern.

Future development in areas surrounding wetlands could significantly impact wetland resources. Therefore, developers and Township officials should evaluate alternative designs to minimize any potential for impact. This is best done by initially considering wetland resources as constraints to development. Minimization of impacts to these resources should take into account the cost of avoidance and the property rights of the individual. If impact is unavoidable, then mitigation should include an analysis of retaining or enhancing the wetland areas to be lost. Wetland areas are valuable as natural buffers between residential and commercial land uses. They contribute significantly to the aesthetic character of the community. By incorporating wetlands as part of the future development, they will continue to maintain open and green space as well as contribute to retaining the rural setting.

Watershed Drainage. Soil erosion from storm water runoff can be minimized in a number of ways, most importantly the preservation and

maintenance of riparian stream buffer systems, which act as natural drainageways and storm water retention basins. The Township should take a comprehensive approach to storm water management by encouraging the preservation of existing natural features that perform storm water management functions, minimizing impervious surfaces, directing discharge to open grassed areas and careful design of erosion control mechanisms.

As the Township develops, the amount of surface runoff will further increase. This will be caused by clearing of vegetation, addition of impervious material to the land (buildings and pavement) and improvements to storm drainage. These will have the cumulative effect of increasing the peak discharge to the area's streams while reducing the amount of water infiltrating to ground water. Minimization of these impacts should involve:

- Create, preserve and maintain riparian stream buffer systems
- Limit clearing and grading of natural areas to the minimum amount necessary for development
- Maintaining on-site storm water retention
- Clustering residential development to minimize impervious surfaces
- Minimizing impermeable surface on commercial sites such as parking lots
- Reducing residential streets to the minimum pavement width needed to support traffic volumes
- Examining alternative layouts to reduce the total length of residential streets
- Minimizing the number of residential street cul-de-sacs
- Establishing both a minimum and maximum parking standard
- Ensuring parking standards and/or stall sizes are appropriate and do not require excessive pavement
- Encouraging shared parking and driveway arrangements
- Using development incentives, such as density compensation, buffer averaging, property tax reduction, storm water credits and by-right open space development to promote conservation of areas of environmental value

A more environmentally responsive strategy used to manage storm water collection and disposal involving both private development sites and municipal projects is through the use of Low Impact Development (LID) methods. LID is an alternative approach to development aimed at conserving natural resources and protecting the environment by strategically managing rainfall close to its source, minimizing impervious coverage, using native plant species, and conserving and restoring natural areas during site development or redevelopment. Design techniques are focused on the use of applications that are modeled after nature, rather than building costly infrastructure and water quality restoration systems. While low impact design is encouraged wherever it can be applied, it is specifically warranted in areas where vegetation may be installed in lieu of impervious surfaces (i.e. pavement). It can be applied to open spaces, rooftops, streetscapes, parking lots, sidewalks, and medians. In many cases, these beneficial design alternatives offer a significant long-term cost savings, even when factoring in some additional maintenance costs. Design options to consider include use of rain gardens, native plant species, street trees (i.e. planter boxes, tree pits), bioswales and pervious pavement.

Should there be a need for a wet or dry pond or storm water marsh system in a developed area, it needs to be landscaped with native species adapted to the hydrological conditions and installed in such a manner to create a system that follows the functions of natural wetlands and/or drainageways both in terms of hydrology and natural habitat. This includes vegetation management to sustain the landscaping as designed and prevent the growth of unwanted species.

Maintenance is necessary for a storm water ponds to operate as designed on a long-term basis.

C. Farmland

Agricultural land is hard to create but is extremely easy to lose. Factors such as urban development, erosion, subdivision of land, and financial issues of farmers are current predicaments that relate to today's farmland. To preserve and maintain Rose Township's agricultural land, practical methodologies should be enacted.

The most common methods of saving farmland in Michigan in recent years are either by zoning regulation or through the State of Michigan's Farmland and Open Space Preservation Act (Act 116, P.A. 1974, as amended).

Zoning regulation, which is implemented and enforced at the local level, can be an effective way of preserving farmland. By excluding non-agricultural uses, zoning for agriculture can act to stabilize property values in designated areas.

Other opportunities for farmland preservation involve participation and cooperation with other agencies and programs involved with agricultural land. The MSU Extension Service in Oakland County can provide farmers with a wide variety of services and educational programs involving efficient agricultural land use. The USDA Natural Resource Conservation Service has been active in providing landowners with techniques to prevent erosion through shrewd farming methods and land use practices, including conservation tillage, drain and tile maintenance, conservation and windbreak plantings, and other methods to preserve farmland by reducing soil erosion.

Goal 2: Preserve to the maximum extent possible the Township's most productive agricultural areas, and avoid conflicts between farm and non-farm uses.

Objectives:

2(a) Protect the most productive farmlands in the Township and take steps to encourage long-term commitments to agricultural activities in the identified areas.

2(b) Minimize residential land development activities in agricultural areas, which would lead to land use conflicts or adversely affect farming operations and the economic viability of agricultural activity.

2(c) Encourage agricultural operations and similar activities to locate away from residential areas and provide for the protection of cooperating operations from the encroachment of residential uses.

Best Practices: Agricultural Land Use and Preservation

The following information, summarized from various planning resources, describes regulations that may be implemented through the zoning ordinance which, in combination with other techniques, may be useful in preserving land for agricultural use. It is important to understand that these provisions do not, by themselves, preserve farming; only the farmer can do that. Rather, these techniques are intended to permit larger blocks of land to be set aside for farm use.

Exclusive Use Zoning

Exclusive use, in this case agricultural, zoning can be an effective way to protect farmland from conversion. Exclusive use zoning is most appropriate where there

is limited pressure for residential development and existing large areas of prime or unique agricultural resources.

The purpose of an exclusive agricultural zone may include:

- protecting productive farms;
- avoiding conflicting land uses;
- maintaining a viable agricultural economic base;
- preserving agricultural land for the production of food and fiber;
- reducing production costs by not subsidizing residential development; and
- maintaining open space/rural character.

New non-farm residences are often strictly regulated in the Exclusive Use District. Site development standards within the District would include a maximum lot area for non-farm, residential use; approval of such uses through a special land use process; and unless otherwise provided for, a large minimum lot area for a farm dwelling unit. Other provisions might include a maximum lot to depth ratio of 1:4, and large minimum lot widths and setbacks.

Objective 2(a): Protect the most productive farmlands in the Township and take steps to encourage long-term commitments to agricultural activities in the identified areas.

Quarter/Quarter Zoning

Quarter/quarter zoning is a density based zoning technique which is most appropriate in rural areas with large farming operations, moderate growth pressures, and where average parcel sizes generally exceed 40 acres. Quarter/quarter zoning refers to a quarter of a quarter section of land (1/16 of 640 acres, or 40 acres) where a limited number of non-farm homes are allowed for every 40 acres of land. As an example, three residential splits could be permitted for each 40 acres; however, the splits would be on smaller lots, such as two acres, preserving more of the parent parcel intact for farming.

Another variation on this is “sliding scale zoning,” which allows a variable number of splits based upon the size of the parent parcel, with the number of splits allowed per land area reducing as the size of the parent parcel increases. This limits splits on larger tracks of land, thereby minimizing fragmentation of farmland, and instead provides an incentive for splitting smaller parcels.

Large Lot Zoning

This technique simply increases the lot size required in residential zoning districts where farming operations exist. Lot sizes are generally greater than 10 acres, depending on the objective (farmland preservation vs. rural character). In areas where farmland preservation is a primary focus, lot sizes of 40 to 160 acres with only one residence is found to be most effective, however this would not be practical in Rose Township. Rose Township currently has a 10 acre minimum lot size in its Agricultural district. This may be somewhat effective in curtailing non-farm development in these areas and directing growth to the northern portion of the Township, but should be used in combination with density based zoning such as the quarter/quarter zoning described above or PUD to preserve larger tracks of land for farming.

Agricultural Buffers

Buffers between active agricultural areas and other uses, including residential development, can help reduce land use conflicts. Agriculture contributes heavily to the image of rural character. Balancing the need to preserve rural character, continue agricultural practices, and the desire to develop land for non-agricultural purposes can be challenging. Residential and agricultural conflicts are occurring with greater frequency in developing areas as more people are moving from urbanized to traditionally agricultural areas. The use of buffers can aid in easing

land use conflicts and improving the relationship of agricultural uses and new residents.

Buffers are generally imposed on adjacent residential developments, rather than on farming operations, principally because the farm was probably the first use in place. Buffers should be sufficiently wide to protect the farming operation from lawn fertilizers, playing children, and other conflicts. At the same time, they cannot be so burdensome as to require excessive land commitments from residential property owners.

Buffers are most effective if a "no-disturb" zone is provided between residential properties and farmland. This requirement should be tied to subdivision, site condominium, planned unit development, or land division approval. It should also be required that the buffer be described in the property deed to alert potential buyers of the need to honor the no-disturb area.

Conservation Easements

A conservation easement is the voluntary donation of land to a non-profit easement holder that is designed to benefit the landowner by assisting in keeping agricultural lands productive and protected from development.

A non-profit 501(c) easement holder could include, but is not limited to, a municipality, a school district or a church. The terms of the easement must include restrictions placed on it for the protection of agriculture, open space, and natural resources. The landowner still owns the land and can use it for previously stipulated purposes that are outlined as part of the easement agreement.

The easement is considered a charitable contribution for which the landowner does not receive direct income benefits from the donation of their land. The landowner benefits from the donation through federal and state income tax deduction, lower property taxes, and reduction in estate and inheritance taxes. The value of the conservation easement is the difference between the fair market value and the value of the land after restrictions have been imposed.

Purchase of Development Rights (PDR)

The purchase of development rights has similar advantages as conservation easements. The landowner voluntarily sells the development right to his property to the governing agency, for compensation for not developing the land. The landowners still maintains ownership of the land to continue using the land for farming practices.

One fundamental concern that would limit a PDR program is funding the program. The funds may come from private agencies like American Farmland Trust, state bond referendums, grants, donations, PA 116 lien fund, or an increase in other local funding sources like a millage or special tax on building permits.

Transfer of Development Rights (TDR)

Transfer of development rights is another voluntary preservation option that compensates the land owner for not developing their land by allowing the development rights to be transferred to a development district.

For TDR to work properly, two districts need to be established. A preservation district such as the proposed AG district in the southern portion of the Township, and a receiving district that uses the rights for higher development densities above communities zoning guidelines. This would likely be residential areas near the Village of Holly.

D. Parks, Recreation & Open Space

A significant asset of Rose Township is the availability of quality open space, parks and recreation facilities. Every effort shall be made to protect and enhance the system of open space and recreation within the Township and implement the 2018 Rose Township Recreation Plan and subsequent updates and amendments. The following are aspects that should be taken into consideration when planning and developing parks, recreation and open space.

Intergovernmental Cooperation: Cooperation between adjacent communities, Oakland County, and State and Federal authorities is essential to the development of a system which balances the preservation of open space, environmental amenities, and the provision of active recreation programs and facilities. Participation in the Headwaters Trail system will help enhancing recreational opportunities for Township and area residents.

Public Parks: Civic Center Park is a 10-acre community park located in the center of the township at Milford and Rose Center roads. In addition to three ballfields, the park has a picnic pavilion with tables, a gravel parking area and some playground equipment in need of updating. Oakland County owns and maintains Rose Oaks Park at 1132 Fish Lake Road, and allows hiking, fishing, geo-caching and archery deer hunting as permitted during bow season.

Two undeveloped parks will be developed as funds become available: 117 acre Dearborn Park at Milford and Davisburg roads, and 38 acre Rose Ponds Park, which is located at Tipsico Lake and Baker roads.

Increasing Demand: Higher real incomes, higher educational attainment, greater amounts of leisure time, and continuing population growth will lead to greater and greater demands for recreational facilities. To meet these needs, open space programs should become an integral element of all land use and zoning provisions in the Township.

For more detailed information on Parks, see the 2018-2022 Parks and Recreation Master Plan.

Horseback riding is a popular activity among many who live in Rose Township. Photo Credit: Oakland County.

Goal 3: Incorporate open space elements into the land use pattern in a manner that links the Township and provides green space, recreation, and/or protects sensitive natural features while providing adequate year-round open space areas to meet the needs of current and future residents.

Objectives:

3(a) Manage lakeshore and stream bank development to assure that development does not directly or indirectly destroy these areas.
3(b) Encourage conservation and protection of natural, scenic, lake, wetland and wood areas for public enjoyment.
3(c) Restrict floodplain development except for recreational purposes.
3(d) Implement the Shiawassee Headwater Trail District Concept Plan.
3(f) Participate in implementation of regional greenway systems.
3(g) Seek opportunities to acquire public land for recreation and open space.
3(h) Require open space in new development proposals.
3(i) Link open space through the connection of pathway systems between developments.

3. Land Use & Transportation

A. Introduction

The Future Land Use Plan for the township is a guide to assist officials in decisions relating to day-to-day planning, zoning, land subdivision, and public improvement issues. From time to time, the Plan should be reviewed and revised as necessary to respond to changing needs of the community.

See Appendix:
- Existing Land Use
- Right-of-Way
- Traffic Impact Studies
- Access Management

The Future Land Use Plan is a representation of general physical features and land use activities in the township when fully developed and does not imply that all of the changes will or should occur in the near term. Development and redevelopment will proceed in a manner consistent with policies on the environment, transportation and infrastructure capacity, and other matters which help determine the appropriate timeframe.

Zoning decisions should also produce changes that, over time, gradually establish greater conformity between the Zoning Map and the Future Land Use Plan. The Future Land Use Map should be carefully considered to ensure consistency is maintained when making decisions on planning and development matters; community changes which directly conflict with the Future Land Use Map could undermine the long-term objectives of the township and should be avoided.

Community Land Use Concerns- a community survey was completed as part of the plan update process, including a series of questions about residents' top concerns and priorities related to land use in the township. Key takeaways from the input received can be summarized by the following:
- Residents identified water quality, agricultural preservation and retaining the township's character as the top three high priority issues over the next decade
- The terms "Rural", "Rolling Hills" and "Farms" were all chosen as things that best describe the character of Rose Township.
- When prompted, 77% of respondents said they 'strongly agree' with the statement "It is important to preserve Rose Township's natural features".

B. Future Land Use

The future land use plan establishes land use categories, illustrates the location of planned land uses and provides strategies for implementation. This section also provides a rationale for the placement of preferred land uses and the intensity of those uses. The plan serves as the primary policy guide for future land use decisions, investment in public improvements and coordination of public improvements and private development.

The plan presents an idealized future indicated by the growth patterns in the Township. The plan, however, also provides the practical guidance local decision-makers need regarding today's issues. It is the intent of the plan to assist in the orderly development of the Township, assist the community in maintaining and enhancing its pleasant rural environment and spark a vision for the future.

The Township has a number of opportunities and limitations which will influence the future development of our community. The existing rural and natural character of the Township, defined by the presence of large tracts of agricultural land, open space, lakes and woodlands will have a positive influence on our community's growth. These natural characteristics enhance the rural ambiance that will continue to lure new residents seeking refuge from urban life.

Key Land Use Concepts

- Preserve natural features
- Enhance existing agricultural uses
- Provide diverse residential options
- Create small nodes of commercial uses
- Strategically locate new development around current existing settlement areas

Factors to Consider

It is important to consider a number of factors when planning land uses. The future land use plan should guide the future development pattern of the community into a logical arrangement that maintains the character of the community, protects the environment and ensures adequate services, and land for all types of land uses. These factors include:

- Consistency with existing land use patterns.
- Diminishing incompatible land use relationships.
- Preserving of natural features, in particular the high quality natural sites identified by the Michigan Natural Features Inventory and included in the Shiawassee & Huron Headwaters Resource Preservation Project.
- Protecting agricultural land uses and resources from encroachment by competing uses.
- Maintaining the aesthetic qualities that contribute to the rural community character.
- Positive incorporation of natural amenities.
- Existing land use planning and zoning policies.
- Availability of infrastructure including utilities, roads and community facilities.
- Market conditions for various land uses.
- The goals and objectives of the plan that express the community character desired by residents.

Future Land Use Suitability Guidelines

Low Intensity. Low intensity land uses such as rural preservation and rural residential should be located where natural resource conditions are least capable of supporting development, existing roads can only support low traffic volumes, and existing low-density land use patterns currently exist. Compatible land uses would generally consist of rural residential, open and agricultural land, and recreational land.

Moderate Intensity. Moderate density single family uses should be located where natural resource conditions are moderately capable of supporting development, roads are accessible and can support medium levels of traffic, and existing medium density land use patterns exist. These uses should be clustered in the northwestern portion of the Township near the City of Fenton and the Village of Holly to allow for managed growth around existing urbanized area, thereby controlling and minimizing the negative impacts of unmanaged sprawl.

Higher Intensity. High intensity residential and commercial uses are limited within the Township due to the lack of utilities and infrastructure to support this type of development. Higher intensity residential should be located immediately adjacent to the City of Fenton and Village of Holly.

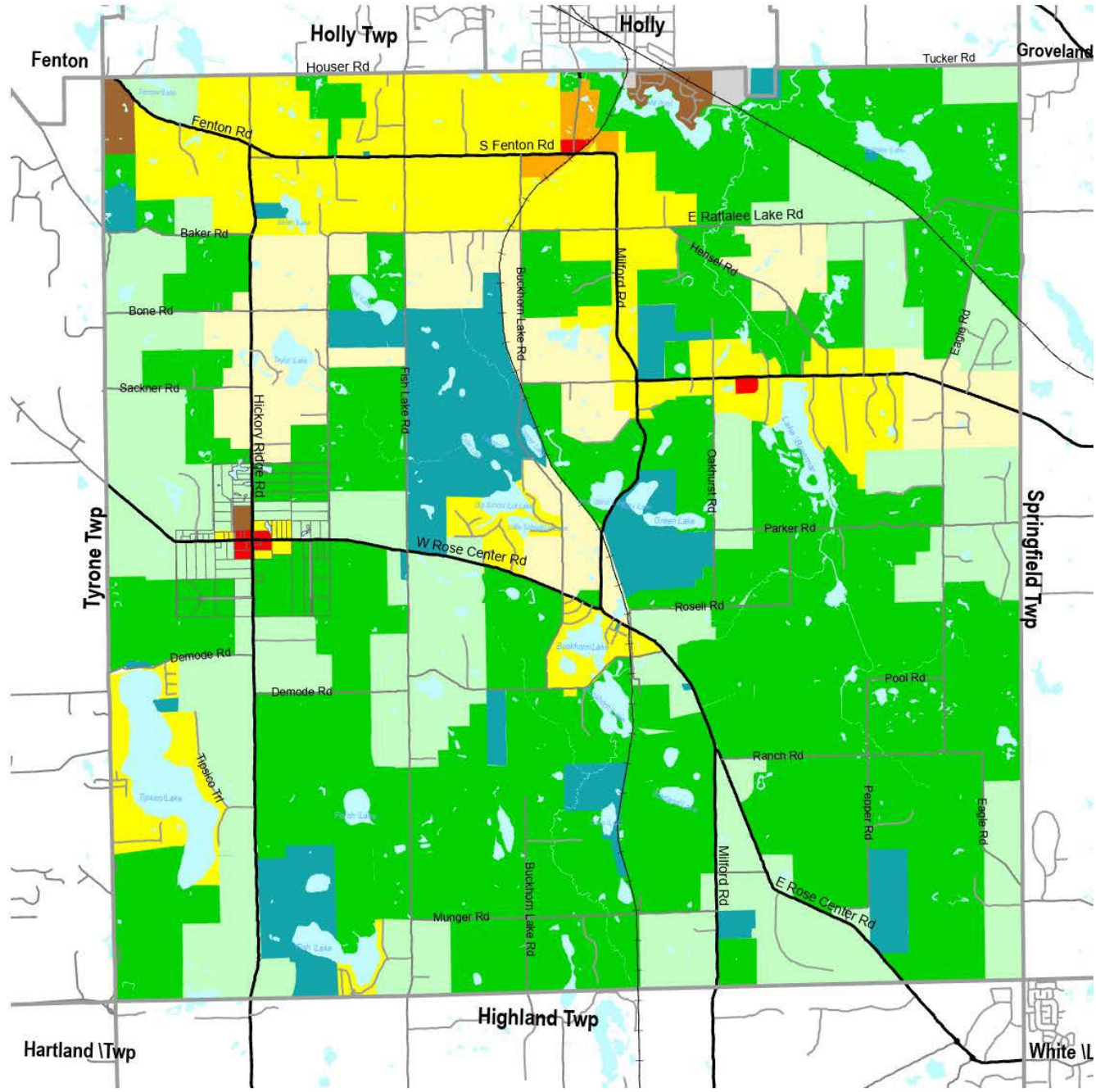
Relationship to Zoning

The future land use map, which is a long term plan, should not be confused with the Township's zoning map, which is a current (short-term) regulation for how the land can be used today. The plan categories generally correspond to zoning districts, but there is some overlap to allow for specific site conditions.

The future land use plan is intended to serve as a guide for land use decisions over a longer period of time (5 to 20 years). There are certain timing considerations that need to be in place such as road paving and other infrastructure to support development of the plan. Thus, not all properties should be immediately rezoned to correspond with the future land use plan.

- Is the proposed rezoning consistent with the policy statements and future land use plan recommended in this plan? If not, is it reasonable to change the plan? There should be justification for a deviation from the plan. The Planning Commission should require an amendment to the plan before approval of a contrary zoning request.
- Is the timing for the zoning change correct? Have the infrastructural improvements necessary to support the new zoning been made?
- Is there reason to believe that the property owner cannot realize a reasonable rate of return with any use allowed under the current zoning classification? (i.e. is use under current zoning viable?) The right to a "reasonable" use of the property is not necessarily the most profitable use.
- Are all of the permitted uses allowed under the requested zoning district compatible with surrounding land uses and zoning?
- Is the environment of the site capable of accommodating the list of uses permitted under the requested zoning classification?
- Is there sufficient public infrastructure (street, sewer and water capacity) to accommodate the host of uses allowed under the requested zoning classification? Is the proposed change in keeping with the intent to protect the public "health, safety and welfare?" If not, is mitigation being proposed to accommodate the impacts?
- Is the site large enough to meet all requirements for setbacks, area, utilities and driveway spacing?

If the response to all those questions is affirmative, then the Township should grant the rezoning. If the response to one or more of the questions is "no", then substantial evidence needs to be provided by the applicant to justify the change.



Map Two - Future Land Use
Draft April 2026

Miles
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Data Sources: MCGI, Oakland County

Rose Township Master Plan

- Rural Preservation / Agriculture
- Rural Residential / Agriculture
- Estate Residential
- Single Family Residential
- Medium Density Residential
- High Density Residential
- Commercial / Mixed Use
- Light Industrial
- Conservation / Recreation / Public

Table 4.2 in the Appendix gives a breakdown of the land area by each of the future land use categories. Right of way is not broken out in the table, as this is subject to change over time.

Objective 6(e):
Encourage the preservation, renovation, and maintenance of existing housing and protect existing and future areas from conflicting land uses, which would decrease their desirability as residential areas.

Future Land Use Categories

The future land use plan was developed based on the goals and objectives of the plan. The general location of each land use category is described in the text; however, refer to the Future Land Use Map for exact locations. Below is a description of each land use category including the general intent of the category, anticipated land uses, and maximum allowable densities.

Rural Preservation/Agriculture. The rural preservation and agricultural areas are intended to preserve significant natural features and large tracts of farmland. These areas generally encompass sites identified by the Michigan Natural Features Inventory and included in the Shiawassee & Huron Headwaters Resource Preservation Project as being among the highest quality natural features areas within Oakland County. These areas contain both major wetland complexes and high-quality upland habitats. More detail on these areas is presented in the Natural Features chapter of this plan.

This area also includes continuing agricultural uses. It is not the intent of this plan to restrict ongoing or future farm operations but to encourage sustainable farming practices. Because of fragile natural features and the goal to minimize fragmentation of farmland, these areas are planned for a density of one (1) dwelling unit per 10 acres. To encourage preservation of these areas, development under the cluster option of the Planned Unit Development (PUD) regulations is encouraged.

Rural Residential/Agriculture. This category applies to many of the agricultural and low density rural residential areas of the Township. The intent of this designation is to encourage continued farming, but also a low density rural residential development where it does not adversely impact existing farming uses. Large lot sizes will help to maintain adequate setbacks between residences and adjacent farming operations. Alternatively, the clustered PUD option can be used to cluster development away from nearby farming operations or natural features. To preserve the rural character, the planned density is one (1) dwelling unit per five (5) acres. In addition to single family detached housing, farming operations, horse stables, nurseries, and public facilities may also be common in this area.

Estate Residential. Estate residential is intended to provide a transition between the higher density residential areas and the rural areas. This creates a category between agricultural uses and single family uses that allows for rural preservation while providing opportunities for the increasing demand for rural housing options. The planned density is one (1) dwelling unit per three (3) acres. Where natural features are present on the site, the PUD option can be utilized to preserve these features.

Single Family Residential. The single family residential land use category promotes neighborhood development with medium size lots. The permitted density is one (1) dwelling unit per one and a half (1.5) acres, which can reasonably accommodate a mixture of new housing options. The PUD option can be utilized to cluster development and set aside areas for recreation and natural features preservation. Uses anticipated include single family detached housing and other ancillary uses such as residential child day care, churches, and public facilities.

Areas designated for single family residential are found primarily in the north portion of the Township adjacent to the City of Fenton and Village of Holly. These areas are also clustered into nodes of settlements along paved roads within existing development areas along Davisburg Road and Rose Center Road and Milford Road. This allows a significant area for residential neighborhood development to meet the projected demand for new housing. Similar to the rural

estate designation, development should reflect a natural environment and protect open space and natural features.

Medium Density Residential. Medium Density Residential uses are intended to support neighborhood development at a higher density than Rural Estate and Single Family Residential. Proposed density for Medium Density Residential uses is three (3) units per one (1) acre. Intended uses include single family detached and attached housing and ancillary uses such as residential child day care, churches, and public facilities. The density accommodates a mixture of housing options including typical single family homes, attached single family condominiums, townhouses, and duplexes. While the planned density is three units per one acre, this will be dependent upon the ability to provide adequate sanitary sewers.

High Density Residential. High density residential (at up to 6 dwelling units per acre) is provided at two locations. The first is adjacent to the Village of Holly at the northern edge of the Township. This covers an area of approximately 78 acres and is developed with an existing manufactured home subdivision. As this area is mostly built-out, a second 61 acre location is provided for future high density residential in the northwest corner of the Township adjacent to the City of Fenton. Intended uses include single family residential, multiple family residential, manufactured housing and ancillary uses such as child day care, churches, and public facilities.

The intent is to allow managed growth in higher density development around the Village of Holly and City of Fenton where utilities and other public services necessary to serve a larger residential population can be provided, while still allowing for individual water wells where needed for health concerns. This approach is consistent with "smart growth" principals, promoted by the South East Michigan Council of Governments (SEMCOG) and the Michigan Society of Planning, which recommend arranging higher density land uses around existing urban areas where they can be more effectively served by community infrastructure and minimizing the extent of urban sprawl.

Developing the vacant 61 acre site at the planned 6 dwelling units per acre would provide for up to 366 dwelling units. While the site may not be fully developed at this density due to site constraints, open space requirements, roads and infrastructure, this does provide for a substantial amount of new development. At 6 dwelling units per acre, this provides more than sufficient land area to satisfy the projected demand for manufactured housing beyond the year 2030.

Commercial. Most residents of Rose Township rely on the commercial shopping districts of Fenton and Holly to meet a majority of their retail and service needs. Therefore there is a limited amount of convenience commercial enterprises within the Township. These commercial uses should allow for a range of small-scale development serving the needs of nearby residents and the overall community. These commercial areas will serve as nodes of traditional neighborhood commerce and should be located along major roadways such as West Rose Center, Davisburg, and Milford Roads. Intended uses include retail, specialty grocery, personal services, financial services, and offices. Allowing mixed-use development with second story residential uses will help to create a traditional small-town or hamlet character for these areas.

Light Industrial. Light Industrial is limited to a small area adjacent to the Village of Holly. Due to the limited availability of infrastructure, (including water, sewer and convenient road access), and the valuable natural features, no additional industrial development is planned within Rose Township.

Conservation, Recreation, and Public. This designation includes existing land owned by the County, Township and public schools. This includes county parks,

Objective 7(a):
Encourage commercial and service facilities to locate in cluster developments where essential public services can be economically provided and traffic can be accommodated without increasing traffic congestion.

other institutional recreational areas, nature preserves and schools. Township-owned facilities include Township hall, parks, cemeteries, natural preservation areas, maintenance facilities and fire stations.

C. Housing

The preservation of rural lifestyles such as low density single-family zoning aids the goal of maintaining the township's rural character. To this end, the township should strive to accommodate a range of lifestyles. Several areas have been classified for medium- and high-density residential use at strategic locations in the township and provide opportunities to expand housing choices to support multiple options for a wide range of age groups and family types. The housing needs of an aging population is an important part of the commitment to provide appropriate housing choices for all of its residents. Viable housing options should include remaining at home as long as possible and is especially important to residents who want to stay in the community they are most familiar with and be near family and friends. Retrofitting existing homes to be accessible for seniors desiring to “age in place” could include ramps, wider doorways, and first floor bedrooms and accessible bathrooms. Promoting the use of latest "green" building techniques for new buildings or remodels using energy-efficient equipment and design, superinsulation, passive solar, will help to create low-energy consumption buildings and subsequently lower utility expenses.

Build-out Analysis

The Township’s build-out population and eventual housing mix can be estimated using data collected through Geographic Information Systems (GIS) compiled and processed through new techniques created by the Oakland County GIS Department. This estimate, when combined with SEMCOG household and population projections, can be used to give a snapshot of how quickly the Township is nearing 100% residential build out and an educated guess of when this will occur.

Goal 5: Provide a residential base that will accommodate preservation and expansion of existing neighborhoods, protect residential areas from incompatible land uses, offer a variety of housing opportunities, and support the individual needs, capabilities and preferences of current and future Rose Township residents.

Objectives:

5(a) Provide for growth and development to occur in a controlled and orderly manner which will provide for residential living, yet, will not over develop natural preservation and lake areas.

5(b) Minimize residential strip development with individual driveway access along major transportation arteries.

5(c) Minimize residential development in areas of agricultural activity.

5(d) Prevent residential development in flood prone areas and regulate residential development in natural areas which would be significantly damaged by uncontrolled development.

5(e) Encourage the preservation, renovation, and maintenance of existing housing and protect existing and future areas from conflicting land uses, which would decrease their desirability as residential areas.

5(f) Allow higher density development to only occur when public infrastructure becomes available.

5(g) Encourage cluster housing development to preserve rural character and natural resources.

This process takes into account areas designated on the future land use map for residential uses and assigns each such area a number of future dwelling units based on the size of each parcel question and the master planned density. It also takes into account the amount of wetlands and open water that are present on any given site. Therefore, if a 10-acre parcel has 50% coverage of wetlands, which are presumably un-buildable, the site is only credited for 5-acres worth of buildable land. Adjustments are also made for any future right-of-way that will be necessary to develop a subdivision. Through the process, each area is given an accurate representation of the potential number of future dwelling units.

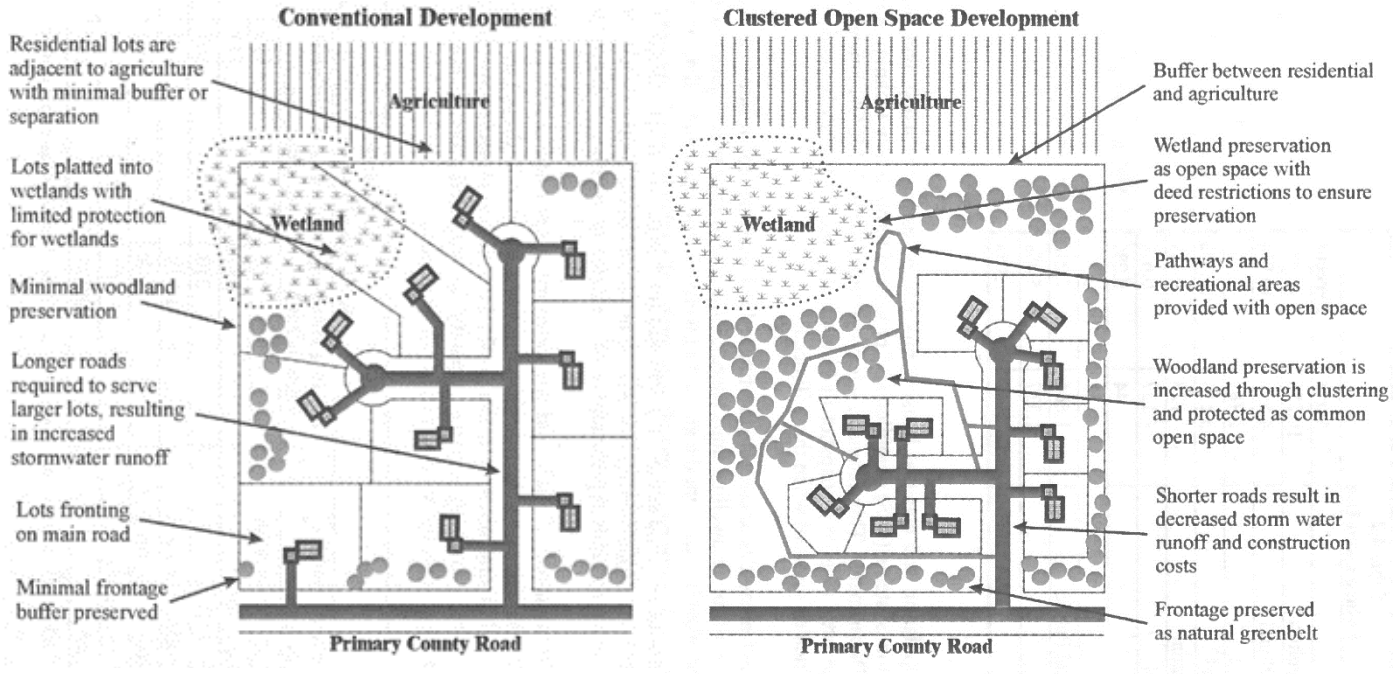
Objective 5(g): Encourage cluster housing development to preserve rural character and natural resources.

Best Practices: Development Management

Conservation Subdivisions

In order to maximize open space preservation, one technique for new housing subdivisions is to promote cluster development in conservations subdivisions. This form of open space development incorporates smaller lot sizes to minimize total impervious area, reduce total construction costs, conserve natural areas, provide community recreational space, and promote watershed protection.

Conservation subdivisions begin by defining sensitive areas of the property (farmland, ponds, steep slopes, wetlands, wooded areas, etc.) that should be preserved, then clustering building sites on the remaining, more suitable, land. While lot sizes are reduced, the overall permitted density is not increased but the environmentally sensitive areas are protected and preserved. This reduces development costs in two ways: It avoids expensive mitigation and grading of the more challenging features on the site and reduces the length of streets and utilities needed to serve the individual lots. The resulting open space not only adds to the character and livability of the development, but actually increases property values.



Low Impact Design

A more environmentally responsive strategy used to manage storm water collection and disposal involving both private development sites and municipal projects is through the use of Low Impact Development (LID) methods. LID is an alternative approach to development aimed at conserving natural resources and protecting the environment by strategically managing rainfall close to its source,

minimizing impervious coverage, using native plant species, and conserving and restoring natural areas during site development or redevelopment. Design techniques are focused on the use of applications that are modeled after nature, rather than building costly infrastructure and water quality restoration systems.

While low impact design is encouraged wherever it can be applied, it is specifically warranted in areas where vegetation may be installed in lieu of impervious surfaces (i.e. pavement). It can be applied to open spaces, rooftops, streetscapes, parking lots, sidewalks, and medians. In many cases, these beneficial design alternatives offer a significant long-term cost savings, even when factoring in some additional maintenance costs. Design options to consider include use of rain gardens, native plant species, street trees (i.e. planter boxes, tree pits), bioswales and pervious pavement.

Native Species Bioswale

Large Lot Zoning

This technique simply increases the lot size required in residential zoning districts where farming operations exist. Lot sizes are generally greater than 10 acres, depending on the objective (farmland preservation vs. rural character). In areas where farmland preservation is a primary focus, lot sizes of 40 to 160 acres with only one residence is found to be most effective, however this would not be practical in Rose Township. Rose Township currently has a 10 acre minimum lot size in its Agricultural district. This may be somewhat effective in curtailing non-farm development in these areas and directing growth to the northern portion of the Township, but should be used in combination with density based zoning such as the quarter/quarter zoning described in **Chapter 2** or PUDs to preserve larger tracts of land for farming.

D. Commercial & Industrial Development

The majority of residents' commercial needs are met by nearby communities, however there are several small commercially-zoned properties in the Township. Any future commercial development should be clustered to avoid compromising the rural character of the community.

There is very limited industrial development in the township, primarily due to its incompatibility with the township's high amount of agricultural land. As most of the Township's tax revenue is collected through residential property taxes, there is currently no demand for industrial growth to occur.

Goal 7: Provide suitable areas for the orderly development of a variety of commercial and service activities to serve the needs of the projected population.

Objectives:

7(a) Encourage commercial and service facilities to locate in cluster developments where essential public services can be economically provided and traffic can be accommodated without increasing traffic congestion.

7(b) Prevent lengthy strip commercial development along major transportation arteries.

7(c) Prevent commercial development in areas which could create land use conflicts with residential areas.

7(d) Offer small nodes of neighborhood commercial uses such as pharmacies, banks, dry cleaners, and convenience stores at designated intersections to provide goods and services compatible with the residential character of the surrounding area.

7(e) Ensure commercial areas reflect the quality and character of Rose Township through site and building design standards that ensure proper natural resource protection, vehicular circulation, landscaping, architectural design, and other elements.

Goal 8: Provide specific locations for light industrial land uses that minimize negative impacts such as noise and truck traffic, is located away from residential areas, and minimizes impacts on sensitive natural features.

Objectives:

8(a) Consolidate industrial development near adjacent industrial areas in the Village of Holly.

8(b) Provide adequate buffering from residential areas thereby minimizing potential negative impacts on the quality of life for residents.

8(c) Orient industrial development on major roadways to ensure direct routing for truck traffic to main routes that can handle high volumes and heavy cargo loads.

8(d) Orient industrial development on areas where essential public services can be provided, operating to maximize efficiency and minimize/eliminate any potential public hazard.

8(e) Develop enforceable performance standards that regulate the levels of noise, fumes, and other impacts of industrial development.

E. Transportation

Roadway Volumes

Traffic volume data is measured by average daily traffic counts (ADT), which is an estimate of typical daily traffic on a road. Data for the Township's ADT was collected from 2012-2016 by the Road Commission for Oakland County to gauge the current traffic patterns of the community. These traffic counts can be found on the Road System map with the year shown next to the actual count. Counts were taken at different times may vary from day to day.

Traffic Projections

Traffic projections for several roadways in the Township were obtained from the Southeast Michigan Council of Governments (SEMCOG), utilizing the travel demand forecast model. Such roadways include, Hickory Ridge, Rose Center, Milford, Davisburg, Fenton and Fish Lake. The numbers project out to the year 2030 and can be found on the Road System map. In general, the model used to generate the projections indicates an increase of approximately 30% between 2000 and 2030.

Milford and Fenton Roads are projected to have fairly high traffic volumes by 2030 and may require improvements such as intersection signalization and turn lanes. Improvements may be needed at the intersections of Milford and Davisburg roads, Milford and Fenton roads, Fenton and Fish Lake roads, and Fenton and Hickory Ridge roads. Rose Center and Fish Lake Roads will also have traffic increases that may necessitate paving. There are a number of items that the Township can do to manage traffic and minimize impact of traffic. These are described further in this section.

See Appendix:
- Access Management
- Right-of-Way
- Traffic Impact Studies

Functional Classification

Function, efficiency and safety of vehicular movement in Rose Township can be improved by establishing a classification (hierarchical) system for roads and establishing a system for planning and designing roads to meet their specific purpose. A functional system or hierarchy of roads provides for movement of traffic as well as access to specific sites. This hierarchy will range from major arterials, which primarily provides for travel to areas outside of the township, to local subdivision streets, which serve to access individual homes.

The system defines the roles of each street, in terms of operational requirements; this is, in turn, translated into planning, management and physical design features. The relationship between functional classification and traffic mobility and land access is shown below, with the primary function of arterial roads being to mobility and local roads primary function being access.

The roadway system in Rose Township consists of three different road classifications which are depicted on the transportation map and described briefly on the following page.

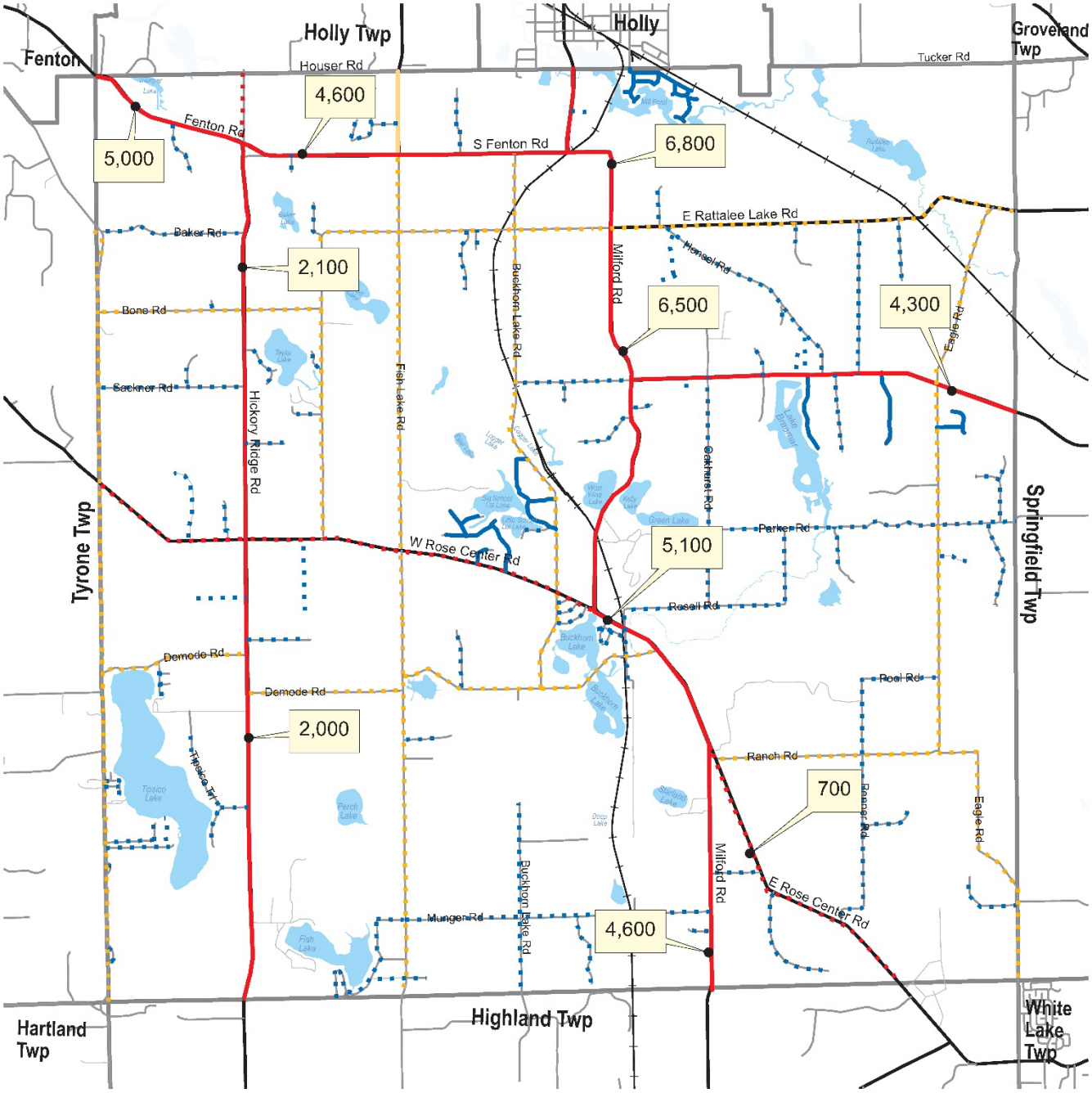
Goal 6: Provide for efficient, safe and convenient access through the transportation network.

Objectives:

6(a) Encourage the County Road Commission in the improvement of the road network to accommodate future vehicular traffic in an efficient manner.

6(b) Regulate land development to minimize congestion and assure that the intensity of development is within the capacity of the road system.

6(c) Require proper road design in all residential projects.



Average Daily Traffic Counts (2012-2016)

#,###

Arterial Roads
Gravel
Paved

Collector Roads
Gravel
Paved

Local Roads
Gravel
Paved

Pathways

Map Three - Transportation

Miles
0 0.25 0.5 1

Data Sources: MCGI, Oakland County

Rose Township Master Plan

Arterials: Arterials provide access to important traffic generators and to areas outside of the Township. The primary function of these roads is to move large volumes of traffic; therefore, access to these roads must be properly managed in order to maintain safe and effective movement. Arterials in the Township consist of Davisburg, Fenton, Hickory Ridge Milford, Rose Center, and South Holly roads.

Collectors: The collectors serve to gather traffic from local roads and subdivision streets of residential neighborhoods and deliver it to arterial roads. Collectors also serve to provide access to abutting properties. Collectors within the Township include, but are not limited to Buckhorn Lake, Fish Lake and Rattalee Lake roads.

Local Streets: Local streets serve primarily to provide access to individual property and homes. These roadways are generally short, and provide connection to collector streets. Examples of local streets include Baker, Sackner and Oakhurst.

Complete Streets

Complete Streets will look different in rural communities than they would in a more urban setting. For example, roads surrounded by agricultural uses may be considered "complete" simply by providing wide shoulders to allow safe distance between motorists and non-motorized modes such as bicycling and walking. Wide shoulders can also provide connections to regional trail and public transportation networks. In rural areas such as Rose Township, special consideration should be given to those transporting farm equipment, using equestrian vehicles, and riding on horseback. Roadways with wide shoulders in hill rolling section may not be attainable without purchasing additional right-of-way.

Non-motorized Pathways

Non-motorized pathways add to the overall quality of life for residents. Non-motorized pathways provide a variety of benefits for township residents including:

- Providing multi-modal access throughout the community to key destinations including neighborhoods, commercial areas, civic uses, parks and open space
- Providing a source of recreation for residents including jogging, biking, walking, horseback riding, as well as other forms of exercise and recreation.
- Increased social interaction between residents leading to an improved sense of community

A pathway plan is proposed that identifies routes for future pathways along major roads. This pathway network will link major residential areas with recreational and other community destinations within the Township.

Objective 5(g): Require proper road design in all residential projects.

When a specific segment of the pathway is being designed, the following major considerations for planning the specific pathway alignment need to be considered:

- Availability of right-of-way.
- A design that produces a minimum impact on the land and nearby landowners.
- A design that minimizes the amount of tree removal and drainage way impact along the road.
- Minimizing impact on adjacent wildlife habitat and wetlands.

- An alignment that is visually pleasing and provides a variety of views and experiences and takes advantage of the natural terrain and vegetation.

There are a number of user groups for the pathway system including pedestrians, bicyclists, equestrians, recreational/health walkers and joggers, as well as persons with disabilities. Addressing the differing requirements of potential users is an important step in the pathway design process.

Local efforts are currently in the planning stage for a pathway, referred to as the Rose Oaks Connector. This pathway would connect from Waterworks Park in the Village of Holly to Rose Oaks County Park in the Township and would have the potential to provide recreational opportunities for walkers, cross-country skiers, bicyclists and equestrians. The proposed Rose Oaks Connector would run south from Milford Road to Fenton Road, west to the rail line, south to Buckhorn Lake Road connecting to Rose Oaks County Park. The pathway would have its trailhead in a 19-acre property located immediately north of the county park and owned by the Holly Area School District. This location is also adjacent to an east-west Consumers Energy utility easement, which could allow for future trail development and connection along the utility corridor. This location would allow for future connectors west to Genesee and Livingston Counties, east toward Springfield Oaks, and south toward Milford, creating an interconnected pathway system in Northwest Oakland County consistent with the Oakland County Greenways Plan.

Residential Roads

Local residential roads have a primary function to provide access to abutting residential land, and not to serve higher volumes of through traffic. The typical pavement width for public local residential streets within a subdivision is 27 feet, back to back of curb. This width allows for two travel lanes with parking on one side of the road. The Township Road Standards allow private roads with a width of 20 feet wide with gravel shoulders. In 2003, the Township adopted a private road ordinance that allows new low volume roads to be gravel and requires paving for roads serving larger volumes.

Objective 6(b):
Regulate land development to minimize congestion and assure that the intensity of development is within the capacity of the road system.

With any new roadway development, roads should be required to tie into the existing road network. This maintains a system of interconnected streets, which maintains the efficiency of the overall road network and represents good neighborhood design and community planning. The use of cul-de-sacs and other dead end streets should be discouraged except in areas where natural features or existing adjacent development patterns precludes through streets. Providing road connections between adjacent subdivisions allows for movement between neighborhoods without the need to access major roads. It also provides alternative means for residents within the subdivisions to access the major road network at locations that are most efficient for traveling to their destination, shortening trips and thereby minimizing traffic impacts to the major road network. Connected streets also provide continuous routes that enhance non-motorized transportation. With connected streets, special consideration needs to be given to network design to discourage use by through traffic that does not have an origin or destination within the local neighborhood.

Context Sensitive Road Design and Natural Beauty Roads

Context sensitive design (CSD) is a collaborative, interdisciplinary approach that involves all stakeholders, including local officials and the public, to designing roadways that fit into the physical setting and preserve scenic, aesthetic, historic, and environmental resources, while maintaining safety and mobility. With any roadway improvements within Rose Township, consideration needs to be given to the rural context within which a transportation improvement will exist. While the roadway must be designed to meet safety standards, the following also need

to be taken into consideration with any roadway improvement for Rose Township:

- Preservation of existing trees and vegetation along the road.
- Minimizing impact of road drainage to streams.
- Minimizing grading to preserve the rolling topography of the Township.
- Retaining some of the natural curvature in roadways to preserve natural features and scenic views while limiting vehicle speeds.

The Township should also work with the Road Commission to develop context sensitive road maintenance standards. These would provide standards for road grading, storm drainage maintenance and trimming vegetation along roadways.

Natural Beauty Roads

The Natural Beauty Road Act (Part 357, Natural Beauty Roads, of the Natural Resources and Environmental Protection Act, P.A. 451 of 1994, as amended) empowers the county road commission to dedicate county roads as Michigan Natural Beauty Roads. The goal of the Natural Beauty Roads program is to identify and preserve in a natural, essentially undisturbed condition, certain county roads having unusual or outstanding natural beauty by virtue of native vegetation or other natural features within or associated with the right-of-way, for the use and enjoyment of local residents and the public in general. The Township currently has one Natural Beauty Road, Oakhurst Road.

To initiate the process of designating a Natural Beauty Road, at least twenty-five residents must initiate a petition for designation of a county or local road. Within six months after the petition is received, the road commission holds a public hearing to consider the described road or street as a natural beauty road. Within 30 days following the public hearing, the county announces its decision as to whether the road will be designated as a natural beauty road. The township should work with the county on designating roadways with pristine natural features as natural beauty roads.

Based upon the guidelines prepared by the Department of Natural Resources, the objectives of the Natural Beauty Roads program are:

- To officially recognize and designate roads in the county system which meet the natural beauty criteria.
- To keep these roadsides as they presently exist insofar as possible.
- To maintain and administer these roads so that they will continue to meet the criteria and at the same time provide safe public travel.
- To mark such roads for the information of the public.

Criteria for Natural Beauty Road Designation:

- Character of Road – road must have outstanding natural features and/or scenic or natural vistas.
- Length – normally a minimum of one-half mile will be considered.
- Roadside Development – preferably no development or development that is compatible with the surroundings and does not detract from the natural unspoiled character.
- Road Bed – natural beauty roads may be dirt, gravel, or hard surface.
- Function of the Road – roads must be county roads, city streets, or village streets; collectors or primary roadways are not eligible.

4. Implementation

A. Introduction

The Master Plan is intended to serve as a guide for land use and physical development or redevelopment. Goals, objectives and strategies noted throughout the Plan should be carefully considered during decisions on rezonings, zoning text amendments, other regulations, capital investments for improvements to streets, “complete streets” bikeways/walkways, utilities, public facilities, land acquisition, and development proposals. Recommendations in this Plan apply to both public land (parks, sites, and right-of-way) and guidance for development and redevelopment of privately owned property. Some Plan recommendations may involve the need for changes to land use regulations and/or potential new programs. Others may involve partnerships with other municipalities, agencies, organizations, or groups. Since the Plan is a long range guide, refinements or additional studies may also be appropriate in the future to reflect new information, respond to unanticipated factors or to address changes in township policies.

The Master Plan is only valuable if used consistently. This chapter has been prepared to summarize the various recommendations into a checklist to outline actions and responsibilities for implementation. A cumulative listing of implementation recommendations is included in this chapter. Where appropriate, a timetable is suggested for execution of these strategies and actions consistent with available staff and financial resources of Rose Township.

Also included in this chapter is a zoning plan that compares consistency between zoning classifications and future land use map designations and development guidelines used to evaluate land use proposals.

Evaluation and Monitoring

This plan has been developed with a degree of flexibility, allowing nimble responses to emerging conditions, challenges, and opportunities. To help ensure the plan stays current and useful, periodic reviews are required and amendments may be necessary. This will ensure plan goals, objectives, and recommendations reflect changing community needs, expectations, and financial realities.

The plan should be reviewed at least every five years consistent with state statute. Updates should reflect changing conditions, unanticipated opportunities, and acknowledge the implementation to date. Yearly workplans should be prepared to assess what has been accomplished in the implementation table and what should be achieved in the coming year.

Planning Commission as Facilitators

The Planning Commission is charged with overseeing plan implementation and is empowered to make ongoing land use decisions. As such, it has a great influence on how sustainable Rose Township will be. As an example, the Planning Commission is charged with preparing studies, ordinances, and certain programmatic initiatives before they are submitted to the Township Board. In other instances, the Planning Commission plays a strong role as a “Plan Facilitator” overseeing the process and monitoring its progress and results. Together, Township staff and the Planning Commission must be held accountable, ensuring the Township’s Master Plan impacts daily decisions and actions by its many stakeholders.

Roles of the Township Board

The Township Board should be engaged in the process to implement the plan. In this regard, Board should assist with implementation strategies and consider and weigh the funding commitments necessary to realize the township's vision, whether involving capital improvements, facility design, municipal services, targeted studies, or changes to development regulations, such as municipal codes, the zoning ordinance and procedures.

B. Implementation Tools

Tools to implement the Master Plan generally fall into six categories and some strategies may include more than one:

1. Land use regulations
2. Capital improvement programs, such as streets, township buildings, or other major purchases
3. Special Funding Programs
4. Programs or additional studies
5. Partnerships, such as working with other organizations on planning, education, funding, or delivery of cost-efficient services.

Each tool has a different purpose toward Plan implementation and may suggest specific immediate changes, long-term policies and others involve ongoing activities.

Land Use Regulations

The primary tool for Plan implementation, which includes the Zoning Ordinance and other land use regulations, is summarized below. The Township also has a number of other codes and ordinances to ensure that activities remain compatible with the surrounding area, such as noise, blight and nuisance ordinances.

Zoning Regulations

Zoning regulations control the intensity and arrangement of land development through standards on lot size or units per acre, setbacks from property lines, building dimensions and similar minimum requirements. Various site design elements discussed in this Plan are also regulated through site plan review and address landscaping, lighting, driveways, parking and circulation, pedestrian systems and signs. Zoning can also be used to help assure performance in the protection of environmentally sensitive areas such as floodplains, state regulated wetlands, woodlands and wellhead areas.

Zoning Map

Over time, changes to the zoning map should become more consistent with the land use pattern identified on the Future Land Use Map. In some cases, the township may wish to initiate certain rezonings as part of an overall zoning map amendment. Other changes to the zoning map can be made in response to requests by landowners or developers. In those cases, township officials will need to determine if the time is proper for a change. It is important that the future land use plan be understood as a long range blueprint: Implementation is expected, but gradually in response to needs, conditions and availability of infrastructure. The Zoning Plan section of this chapter outlines how the Future Land Use Plan relates to current zoning.

Subdivision and Land Division Regulations

Subdivision and land division regulations control the manner in which property is subdivided in the township and the public improvements required to support the development. The distinctions are not always apparent once a project is built, but the approval procedures are different due to separate state statutes that govern these types of land development approaches in Michigan.

Partnerships

While the Township is in a position to coordinate many of the plan's implementation tasks, responsibility should not solely rest on the government. Instead, the vast array of stakeholders having key roles in either the township or region should all participate. Partnerships with the public and private sector, including the school district, Oakland County, neighboring townships, volunteer groups, and businesses will also lead to success implementing the plan's initiatives. Partnerships may range from sharing information to funding and shared promotions or services. The spirit of cooperation through alliances and partnerships will be sustained to benefit everyone in the region. Township government cannot and should not do it all. Only through public/private collaboration can the plan's vision be fully realized.

Partners of the Township will include governmental and nonprofit agencies that can help with implementation of specific aspects of this plan. For example, the North Oakland Headwaters Land Conservancy (NOHLC) and Oakland County through their Green Infrastructure Vision workplan will be key partners for Rose Township as it implements the goals of the plan related to natural resources and agricultural land protection.

B. Action Table

The following listing of policies has been developed to help implement the Vision for the future of the Township. These policies should provide specific direction to develop guidelines that will set forth the legal basis to accomplish the Township's Vision. In the right hand column the time frame for implementation is indicated so that the Township can prioritize implementing ordinances and other measures to address the policies. Items that are identified as "short range" should be implemented first, ideally within the next 5 years. Likewise, items identified as "long range" or "ongoing" should be implemented over time as the need becomes greater (5-10 years), or on a rolling basis.

Topic	Implementation Policy	Tool			Priority		
		Partnerships & Programs	Site Plan Review	Zoning	Ongoing	Short Range	Long Range
Natural Resources							
Wetlands	The protection of wetlands is essential to ensure preservation of a number of natural resources associated to them including good water quality, stabilization of storm water runoff, recharge of groundwater, and preservation of wildlife habitats. Preservation of wetlands in their natural state and mitigation of impacted wetlands becomes, then, a high priority for Rose Township. While the actual boundaries and significance of specific wetland areas must be determined at the time of development review, all aspects of wetland protection should be considered for any proposed development within and in the vicinity of wetland areas. Important factors that must be taken into consideration include: a. Professional and accurate delineation of the wetland area. b. Provision of adequate buffers or fringes to minimize impact on wetland areas. c. Preservation of watersheds, which drain into and out of the wetland area beyond the fringe or buffer area.		✓		✓		
Woodlands	The conservation of woodlands is necessary to protect water and soil quality, increase air quality, buffer noise pollution, moderate local climate and storm hazards, preserve wildlife habitats, and preserve aesthetic values and community beauty. The development which occurs in and around wooded areas should be planned, constructed, and maintained so that existing healthy trees and native vegetation is preserved to the extent possible. The objective is to preserve native trees rather than rely on removal and subsequent replanting. The diversity of woodland areas should be protected to ensure long-term stability, and the variety of species preserved. Harvesting of trees should be done in an approved manner recommended by a licensed Forester.		✓	✓	✓		
Slopes	The existing land form should be made part of land use planning and design with the objective to preserve the natural contours rather than promote alteration through mass grading. Careful planning of slopes is necessary in order to reduce erosion, maintain stability, and control amounts and velocities of runoff. Master Plan and zoning district designations along with special land use conditions and site plan review should be used to minimize potential impact on natural contours.		✓		✓		

Topic	Implementation Policy	Tool			Priority		
		Partnerships & Programs	Site Plan Review	Zoning	Ongoing	Short Range	Long Range
Groundwater Quality	Groundwater recharge areas restore water levels in underground storage areas and supply water to lakes, rivers, and streams. Currently, Rose Township relies on individual wells for water provision. Adequate retention and protection of groundwater resources therefore is an important factor for current uses and future development patterns within the Township and surrounding communities with similar water supply conditions. Since recharge areas extend beyond Rose Township boundaries, cooperation with Oakland County and other regional agencies will be required. Recharge areas should be preserved as open space or planned for low density uses to retain as much of the permeable surface as possible. Land grading should also be maintained to preserve the water holding characteristics of the land. Vegetation essential to the water holding characteristics of the land should be preserved or, when necessary, enhanced as part of a development. Recharge areas should be protected from pollution by controlling all uses which could discharge waste into the hydrologic cycle. Uses that handle hazardous materials should be closely monitored to prevent leaks or spills that could endanger the public health and/or endanger existing wildlife habitats.	✓		✓	✓		
Drainage	The protection of slopes, woodlands, and wetlands within the watershed and proper management of land use and development are essential to maintaining the quantity and quality of storm drainage. Natural vegetation and topographical features along stream corridors and waterways should be preserved. Uses should be planned to ameliorate any potential impacts to existing topography, water quality, surface water runoff, sedimentation, and stream channels. Surface water runoff should be planned to not exceed the rate which occurs under existing undeveloped conditions. Control of runoff prevents overloading of streams and long-term erosion from uncontrolled, high velocity discharges.	✓	✓		✓		
Natural Areas	The preservation of natural areas identified through the Michigan Natural Features Inventory is essential to maintaining the Township's unique heritage and character. Master Plan and zoning district designations along with special land use conditions and site plan review should be used to preserve natural areas.		✓	✓	✓		

Topic	Implementation Policy	Tool			Priority		
		Partnerships & Programs	Site Plan Review	Zoning	Ongoing	Short Range	Long Range
Agriculture							
The Plan provides for methods to preserve farmland and agriculture as a viable industry within the Township. The following are strategies to help protect farmland:							
Zoning District	The Agricultural Zoning District can be maintained in areas intended to be preserved for farming limiting non-agricultural development to one dwelling unit per ten acres. Quarter/quarter or lot averaging provisions can be implemented to limit the number of dwelling units that can be developed from a parent parcel by allowing smaller splits to be taken, preserving more of the parent parcel for agricultural use.			✓	✓		
Agricultural Buffers	Buffers should be required between active agricultural areas and residential development to reduce land use conflicts.		✓	✓	✓		
PA 116 Farmland and Open Space Preservation	The Township should encourage farmers to participate in the Act 116 Farmland and Open Space Preservation Act where farmers agree to retain their farms in agriculture for a minimum period of ten years in return for an income tax credit.	✓					✓
Conservation Easements	Land or the development rights to land can be donated to a non-profit conservancy group with restrictions placed on it for the protection of agriculture, open space, and natural resources. The landowner still owns the land and can continue to use it for agricultural purposes, while receiving the tax benefit from donating the development rights.	✓					✓
Purchase of Development Rights	The purchase of development rights program could allow for a landowner voluntarily sells the development right to his property to a governing agency, for compensation for not developing the land, while still maintaining ownership of the land to continue farming.	✓					✓
Transfer of Development Rights	Transfer of Development Rights could be provided for in the zoning ordinance allow development rights for farmland to be purchased and transferred to another area of the Township planned for residential development.	✓					✓

Topic	Implementation Policy	Tool			Priority		
		Partnerships & Proarams	Site Plan Review	Zoning	Ongoing	Short Range	Long Range
Land Use							
In addition to the future land use plan the herein described policy provides specific guidelines governing the intensity of land use based on the natural capability of the land to support various degrees of development.							
Low Intensity	Low intensity land uses such as rural preservation and rural residential should be located where natural resource conditions are least capable of supporting development, existing roads can only support low traffic volumes, and existing low-density land use patterns currently exist. Compatible land uses would generally consist of rural residential, open and agricultural land, and recreational land.			✓	✓		
Moderate Intensity	Moderate density single family uses should be located where natural resource conditions are moderately capable of supporting development, roads are accessible and can support medium levels of traffic, and existing medium density land use patterns exist. These uses should be clustered in the northwestern portion of the Township near the City of Fenton and the Village of Holly to allow for managed growth around existing urbanized area, thereby controlling and minimizing the negative impacts of unmanaged sprawl.			✓	✓		
Higher Intensity	Higher intensity residential and commercial uses are limited within the Township due to lack of utilities and infrastructure to support this type of development. Higher intensity residential should be located immediately adjacent to the City of Fenton and Village of Holly.			✓	✓		
Commercial Development							
Due to the low population density in the Township and the availability of commercial development in the Village of Holly and City of Fenton, the amount of planned commercial land use in the Township should be minimized and based on serving the needs of the Township residents and capability of the land to support such development.							
Retail Centers	Larger retail centers commonly require larger population centers to support these uses, therefore, large retail centers should be provided in nearby Village and City shopping areas. These areas not only possess larger populations, but also appropriate infrastructure and public services. The development of strip commercial uses should be discouraged. Instead, planned commercial uses that are clustered and incorporate pedestrian access to its plan should be encouraged.		✓	✓	✓		

Topic	Implementation Policy	Tool			Priority		
		Partnerships & Programs	Site Plan Review	Zoning	Ongoing	Short Range	Long Range
Commercial Uses	Locations for commercial nodes have been designated. These will need to be maintained at a small scale so as to have minimal impact on surrounding rural/low intensity residential uses and the overall community character. A location has been planned for a future commercial node at Rose Center and Hickory Ridge Road.		✓	✓			✓
Site Design	Special emphasis should be placed on aesthetic and functional standards providing for traditional architecture and site landscaping consistent with the desired character of the community.		✓		✓		
Industrial Development							
Rose Township's infrastructure is limited, which in turns limits opportunities for higher density and heavier impact development. The amount of industrial uses planned within Rose Township is limited by this factor. New industrial areas are limited in the Future Land Use Map based upon the following limitations:							
Road Access	Access to paved roads will be required.		✓		✓		
Environment	Impact on environmental features must be minimized.		✓		✓		
Adjacent Land Uses	The impact of industrial on other adjacent and surrounding uses must be minimized, particularly residential.		✓	✓	✓		
Infrastructure	Plans for the extension of sanitary sewer and water facilities are limited to areas where existing population densities and natural resource conditions warrant it necessary for public health safety and welfare. Such areas will be in close proximity to existing or planned public sewer and water infrastructure to ensure feasibility of utility extensions. Cost of implementation should be borne by benefiting property owners.	✓		✓			✓

Topic	Implementation Policy	Tool			Priority		
		Partnerships & Programs	Site Plan Review	Zoning	Ongoing	Short Range	Long Range
Transportation							
The road network within the Township currently consists of paved roads and gravel roads maintained by the Oakland County Road Commission. Rose Township's current road network represents both opportunities and constrains for development. It is the objective of this policy to provide a set of guidelines that if implemented should help ensuring adequate capability of the road network.							
Road Improvements	Road improvement priorities are based on a hierarchy established by the function each road serves. Area for future right of way should be preserved so that they may be acquired in the future with minimal need to displace uses.			✓			✓
Local residential roads	New local residential roads should be developed in a manner that minimizes the amount of pavement and is in keeping with the rural character of the community. Road connections should be provided wherever possible to allow connection between adjacent neighborhoods and minimizing traffic impacts of local travel on arterial roads.	✓		✓	✓		
Context sensitive road design	The Township should work with the Road Commission to incorporate context sensitive road design into any roadway improvement and roadway maintenance. These would ensure roadways fit into the physical setting and preserve scenic, aesthetic, historic, and environmental resources, while maintaining safety and mobility.	✓			✓		
Access Management	Access management should be implemented with all site plans and private roads to ensure the number and spacing of driveways minimizes conflict points and helps preserve the roadway's ability to efficiently and safely carry traffic.	✓	✓		✓		

Topic	Implementation Policy	Tool			Priority		
		Partnerships & Programs	Site Plan Review	Zoning	Ongoing	Short Range	Long Range
Parks, Recreation and Open Space							
A significant asset of Rose Township is the availability of quality open space, parks and recreation facilities. Every effort shall be made to protect and enhance the system of open space and recreation within the Township and implement the 2018 Rose Township Recreation Plan and subsequent updates and amendments. The following are aspects that should be taken into consideration when planning and developing parks, recreation and open space.							
Inter-governmental Cooperation	Cooperation between adjacent communities, Oakland County, and State and Federal authorities is essential to the development of a system which balances the preservation of open space, environmental amenities, and the provision of active recreation programs and facilities. Participation in the Headwaters Trail system will help enhancing recreational opportunities for Township and area residents.	✓					✓
Public Parks	Areas are planned for recreation including the current Township Park at Milford and Rose Center roads and a site for a new park.	✓				✓	
Increasing Demand	Higher real incomes, higher educational attainment, greater amounts of leisure time, and continuing population growth will lead to greater and greater demands for recreational facilities. To meet these needs, open space programs should become an integral element of all land use and zoning provisions in the Township.	✓				✓	
Natural Resources	Create a Conservation Commission for the purpose of promoting land preservation.	✓					✓

C. Zoning Plan

The future land use map, which is a long-term plan, should not be confused with the Township's zoning map (most recent adopted version available upon request from the Township), which is a current (short-term) regulation for how the land can be used today. The plan categories generally correspond to zoning districts, but there is some overlap to allow for specific site conditions. The future land use plan is intended to serve as a guide for land use decisions over a longer period of time (5 to 20 years). There are certain timing considerations that need to be in place such as road paving and other infrastructure to support development of the plan. Thus, not all properties should be immediately rezoned to correspond with the future land use plan.

Zoning \ Future Land Use	Rural Preservation/ Agriculture	Rural Residential/ Agriculture	Estate Residential	Single Family Residential	Medium Density Residential	High Density Residential	Commercial	Light Industrial	Conservation, Recreation, and Public
AG/RP Agriculture and Rural Preserve	■								
R-1R Rural Residential		■							
R-1E Estate Residential			■						
R-1A Single Family Residential				■					
R-1B Single Family Residential					■				
RM Multiple Family Residential						■			
MH Manufactured Housing District						■			
C-1 Local Business							■		
C-2 General Business							■		
M-1 Industrial								■	
RPS Recreation, Public, Semi-Public									■

Zoning changes should be made gradually so that growth can be managed. The plan should also be consulted as one of the criterion to judge the merits of a rezoning request. Zoning criteria based on standards recommended by a number of planning organizations and significant case law are listed below:

- Is the proposed rezoning consistent with the policy statements and future land use plan recommended in this plan? If not, is it reasonable to change the plan? There should be justification for a deviation from the plan. The Planning Commission should require an amendment to the plan before approval of a contrary zoning request.

- Is the timing for the zoning change correct? Have the infrastructural improvements necessary to support the new zoning been made?
- Is there reason to believe that the property owner cannot realize a reasonable rate of return with any use allowed under the current zoning classification? (i.e. is use under current zoning viable?) The right to a "reasonable" use of the property is not necessarily the most profitable use.
- Are all of the permitted uses allowed under the requested zoning district compatible with surrounding land uses and zoning?
- Is the environment of the site capable of accommodating the list of uses permitted under the requested zoning classification?
- Is there sufficient public infrastructure (street, sewer and water capacity) to accommodate the host of uses allowed under the requested zoning classification? Is the proposed change in keeping with the intent to protect the public "health, safety and welfare?" If not, is mitigation being proposed to accommodate the impacts?
- Is the site large enough to meet all requirements for setbacks, area, utilities and driveway spacing?

If the response to all those questions is affirmative, then the Township should grant the rezoning. If the response to one or more of the questions is “no” then substantial evidence needs to be provided by the applicant to justify the change.

Rose Township
Master Plan Update
Appendix

This appendix summarizes existing conditions at the time the Rose Township Master Plan was adopted in 2013 with subsequent updates in 2018 and 2026. This background information provides a basis for the recommendations listed in the plan.

I. Community Profile

Demographics

Demographic information is useful to decision makers in understanding the make-up of the community. It provides a current snapshot of the characteristics within the community to assess current needs and serve as a baseline when looking to the future.

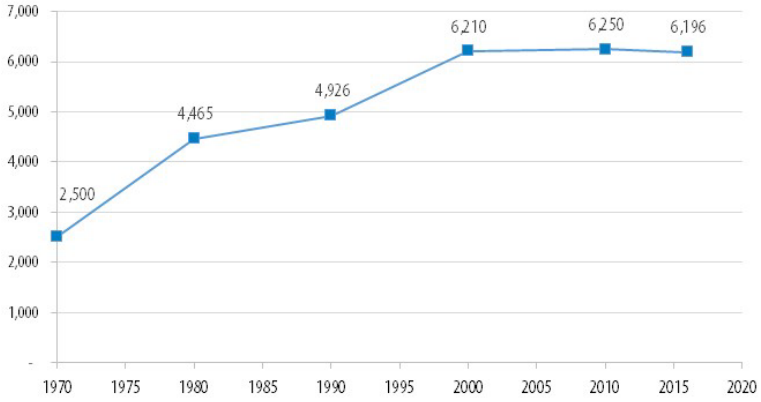
This section of this Master Plan presents the current snapshot for Rose Township. It serves as the starting point for understanding Rose Township. Included are discussions of some key demographics including population trends and projections, economic characteristics and housing characteristics of Township residents. An evaluation of these characteristics provides a more comprehensive understanding of the citizens of Rose Township and an insight into their needs and desires. Using statistical modeling, planners can use this baseline information for predicting future needs within the community and determining recommendations for the future of the Township.

Information from surrounding communities and Oakland County is included to provide a basis for comparison and better understand the implications and effects for Rose Township.

Population Trends and Projections

- The population for Rose Township at the time of the 2010 Census was 6,250 people.
- Surrounding communities located along I-75 such as Groveland Township and Springfield Township observed more development during the past two decades than Rose Township, but are projected to have slower growth in the future.

Figure 1: Rose Township Past Population and Population Projections, 1970-2016



Source: US Census Bureau, SEMCOG

- Surrounding communities located along US-23 and M-59 such as Hartland Township, Tyrone Township, Highland Township and White Lake Township observed significant growth during the past three decades and are

Figure 2: Population Trends in Surrounding Communities

	Census 1970	Census 1980	Census 1990	Census 2000	Census 2010	Estimate* 2016	Forecast* 2040
Rose Township	2,502	4,465	4,926	6,210	6,250	6,196	6,039
Village of Holly	4,355	4,874	5,595	6,135	6,086	6,225	6,132
Groveland Township	2,750	4,114	4,750	6,150	5,346	5,346	5,815
Highland Township	8,372	16,958	17,941	19,169	19,202	18,517	18,427
Hartland Township	2,630	6,034	6,860	10,996	14,663	14,850	16,040
Holly Township	3,041	3,612	3,257	3,902	5,276	5,005	5,440
Springfield Township	4,388	8,295	9,927	13,338	13,940	13,857	12,963
Tyrone Township	3,437	6,077	6,854	8,459	10,020	10,190	12,522
White Lake Township	14,311	21,870	22,608	28,219	30,019	30,554	30,329

Sources: US Census Bureau and SEMCOG*

projected to continue growing at a fast rate.

- Rose Township population grew at a faster rate during the 1970's (6.0 % annually) than during the 1990's (2.3% annually).
- Population remained steady between 2000 and 2010; however it is projected to shrink slightly (2.5%) during the next 25 years.
- By 2030 the Township is projected to have around 6,000 residents.

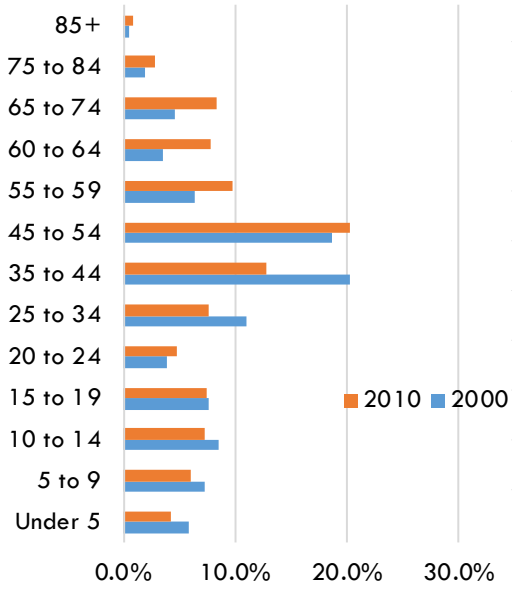
Age Breakdown

- Rose Township residents between the ages of 35 and 54 years of age comprise the largest segment (46%) of the population.
- From 2000 to 2010 population between 35 and 64 increased from 3,025 to 3,156 persons or 4.3%.
- Population aged 18 to 34 increased 12.9% during the last decade.
- Although currently 12% of the population consists of senior citizens, this age group is expected to double in size by 2030, as baby boomers mature and improvements in medical technology help people live longer.

Educational Attainment

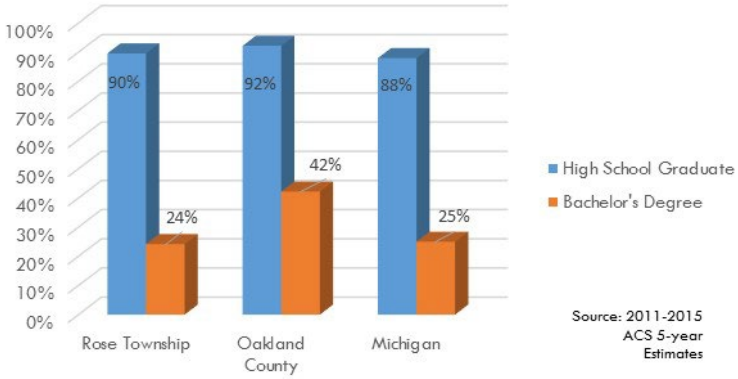
- Population with High School degrees in Rose Township (90%) is consistent with Oakland County's (92%) and slightly higher than the State of Michigan (88%).
- 24% of the Township's adult population (25 years and older) are college graduates.

Figure 3: Age Break Down, 2000-2010



Source: US Census Bureau

Figure 4: Educational Attainment

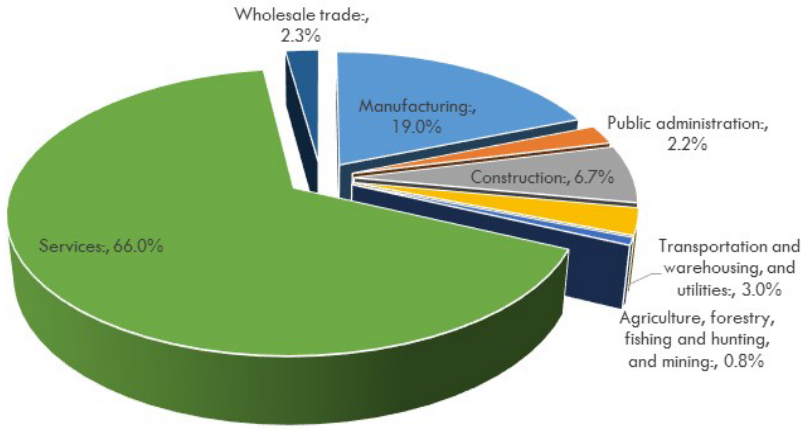


Source: 2011-2015 ACS 5-year Estimates

Economics

Economic information assists decision makers by providing information regarding employment, income and occupational diversity. The following information will serve as the baseline for understanding the Township's current economic conditions and setting future goals and recommendations.

Figure 5 Rose Township Employment by Industrial Class



Source: 2011-2015 ACS 5-year Estimates

Employment Rate

- Just over 3,200 people in Rose Township are part of the work force. Of that, 479 (14.7%) are unemployed.
- Rose Township unemployment rate is somewhat higher than the State annual average (9.8%) in 2015, as well as the County average (5.1%).

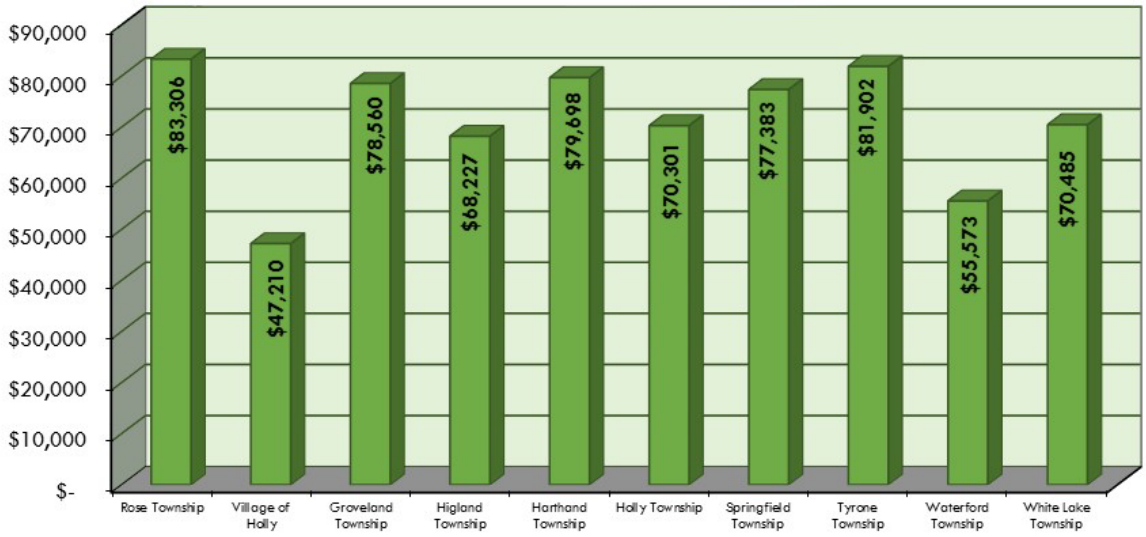
Occupation

- Over half of Rose Township residents are employed in service industries.
- The second largest source of employment is in the manufacturing industry classification representing 19% of total employment.

Income

- During the last decade, the median household income for Rose Township residents rose at an average 2.3% annual rate from a base of $66,401.
- In 2000, the residents of Rose Township had a median household income of $83,306. This is over $16,000 more than median income for Oakland County and comparable to surrounding communities.

Figure 6 Median Household Income in Comparable Communities 2000



Source: US Census

Housing Characteristics

Housing characteristics are instrumental in determining current housing patterns. When combined with other demographic and income information it helps define the demand for future housing demand in the Township. This section presents information establishing the baseline for assessing future housing goals and recommendations for the community.

Household Trends

- The 2010 Census reports there were 2,272 households in Rose Township. The average household size was 2.73 people. In the prior decade, the number of households within the Township increased by 128 reflecting an average annual growth rate of 6%.

Figure 7: Housing Trends, Rose Township and Oakland County

	Census			Projections	
			% Change		% Change
	2000	2010	00-10	2040	10-40
Rose Township	2,144	2,272	6.0%	2,358	3.8%
Oakland County	471,115	483,698	2.7%	510,257	5.5%

- During the last decade, a similar trend occurred in Oakland County. The number of households increased by an annual average rate of 2.7% and household size declined to 2.46 persons per household. This may reflect societal changes as families are having fewer children and an aging populace results in more empty nester households.
- The average household size has declined in the past 10 years and is projected to continue to decline to 2.42 by 2040.

Figure 8: Average Household Size
Rose Township and Oakland County

			% Change
	2000	2010	00-10
Rose Township	2.88	2.73	-0.14%
Oakland County	2.51	2.46	-0.05%

Source: SEMCOG

Housing Unit Type

- Single-family detached homes are the predominant housing choice for residents within Rose Township.
- While comparison communities reflect a mix of single and multiple family housing units, the predominant housing type is also single-family detached homes.

Figure 9: Housing Unit Type, Comparison Communities in 2010

	Single Family Detached	Duplex	Townhouse / Attached Condo	Multi-Unit Apartment	Mobile Home / Manufactured Housing	Other	Total
Rose Township	2,256	25	0	10	82	0	2,373
Village of Holly	1,504	87	198	517	306	0	2,612
Groveland Township	1,590	0	0	101	280	0	1,971
Holly Township	1,517	7	148	6	119	0	1,797
Oakland County	359,718	6,712	33,283	111,105	15,751	124	526,693

Source: SEMCOG, U.S. Census

Housing Tenure

- Within Rose Township 85% of housing units are owner occupied and 7% are renter occupied.
- The remaining 9.4% of the units are vacant, which is higher than the Oakland County average (8.3%) and some comparable communities.

Median Housing Value

- According to the Census, the median housing value grew 53% during the last decade from $170,000 in 2000 to 224,000 in 2010.
- The median housing value is above the County average ($204,300 in 2010), but is comparable to surrounding communities.

Figure 10: Rose Township Housing Tenure

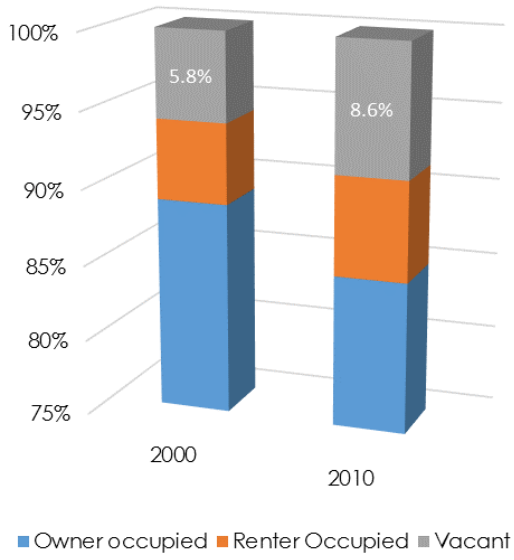


Figure 11: Housing Tenure Comparison Communities in 2010

	Occupied Units		Vacant Units
	Own	Rent	
Rose Township	85%	7%	9%
Village of Holly	67%	24%	9%
Groveland Township	82%	8%	10%
Holly Township	83%	8%	9%
Oakland County	67%	25%	8%

Source: SEMCOG

II. Community Services

Rose Township provides a limited range of community services to residents. The most important among these are fire protection and ambulance service.

Township Hall

The Rose Township Hall is located at 9080 Mason Street south of Milford Road. The Township Hall provides office space for the Township Supervisor, Clerk, Treasurer, and Zoning Administration departments. The original Township Hall was built in 1881, and is on the State Register of Historic Places.

Fire and Police Protection

The Rose Township Fire Hall is located at the intersection of Milford and Rose Center roads. Emergency medical services are provided by the fire department. Police protection is provided through the State Police. Rose Township participates in a Bi-party arrangement with Holly Township providing residents and visitors with Fire, Rescue and EMS service through the North Oakland County Fire Authority (NOCFA). NOCFA responds from three stations located throughout the geographic areas of Rose and Holly Townships. NOCFA provides both Basic and Advance Life Support with ambulance service within the Township. In cooperation with the Groveland Fire Department, the Township is also able to provide Transporting Advanced Life Support service to our residents. In addition to the traditional fire department responses, NOCFA also provides a host of other services to the community such as, fire prevention, juvenile fire starter, site plan and development review, fire code enforcement, issuing burning permits and assisting the Township government with special projects such as spring and fall clean up days.

In cooperation with the planning commission, Rose Township has made significant progress in developing a superior dry hydrant system by making use of the Township's natural and manmade water sources. This helps improve fire protection and suppression Township wide by supplying adequate water for fire department operations in a more efficient and timely manner. As this infrastructure expands the opportunity to reduce the current ISO class 9 to a class 6 will become a reality.

Utilities

Detroit Edison and Consumers Energy provide electrical service to Rose Township. Consumers Energy supplies natural gas within the Township. The heating needs for some structures within the Township are supplied by propane, fuel oil and wood. The Township does not provide a central municipal water or sewer service. There are currently no plans to provide those services.

Schools

The Holly School District serves 3,303 students with a staff of 725 full and part-time employees. The District is 124 square miles including all of the Village of Holly and Holly Township. The district also serves portions of Rose, Groveland, Springfield, and White Lake Townships. There are seven school buildings including four elementary schools, one middle school, one high school and the Karl Ritcher Campus. The Karl Richter Campus houses the Richter Intermediate School (grade 6), Wellspring Alternative School (grades 9-12), Special Services, BEST/Head Start Programs, Pre-school programs,

KIDS Program, Communications/Enrichment, and the Transportation Department. Rose Pioneer Elementary School is located within the Township on Milford Road south of Rose Center Road. Holly High School, a new high school serving the expanded needs of the District, now occupies a site along Holly Road in Holly Township.

The Fenton School District (FSD) services students in the western quarter of Rose Township. There are no Fenton School District facilities within Rose Township.

Parks and Recreation

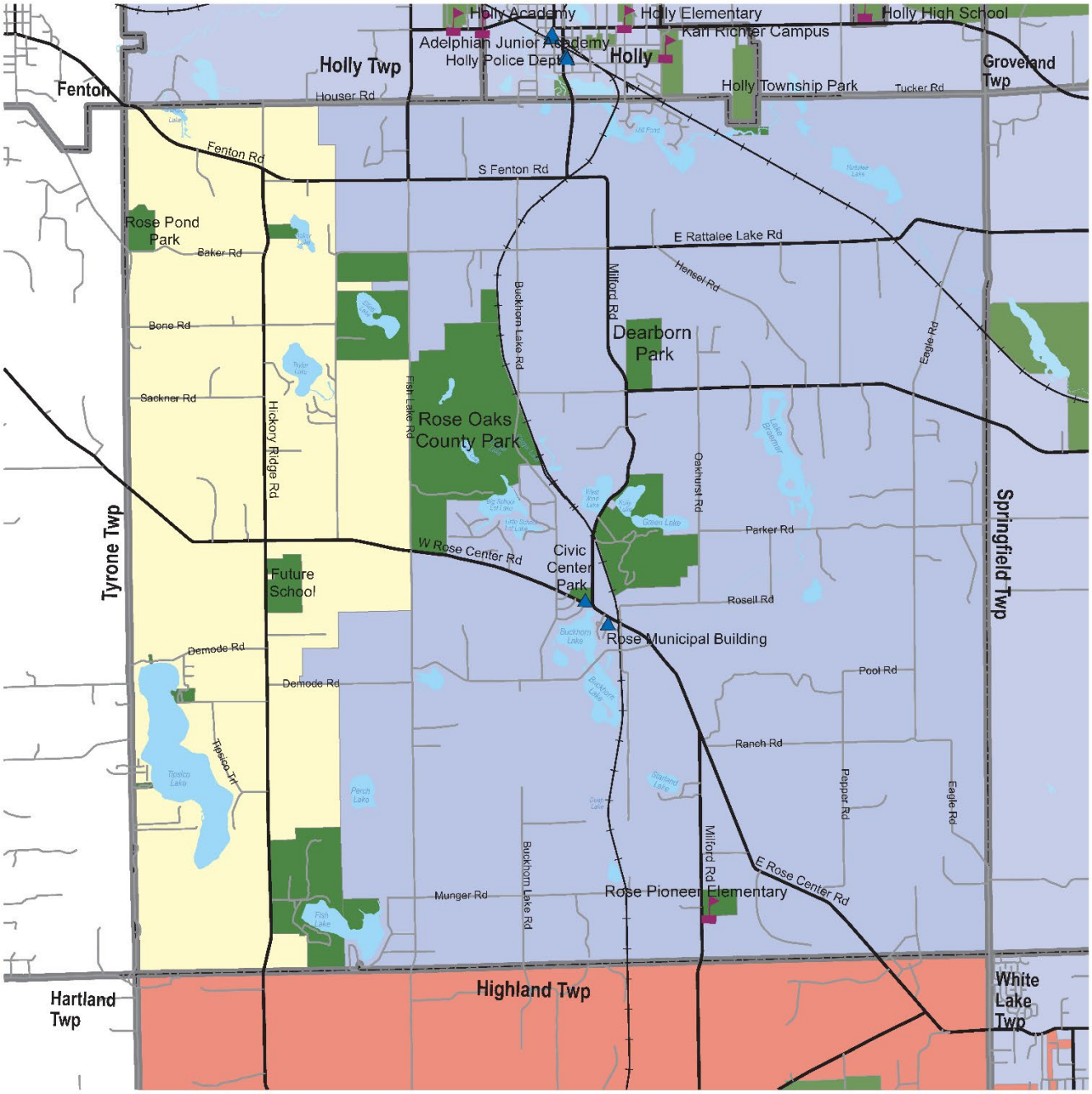
Township Parks include Rose Center Park, Rose Ponds and the Dearborn (Civic Center) Park.

Oakland County owns and operates a 622 acre park named “Rose Oaks.” The park is located to the north of Rose Center Road between Fish Lake and Buckhorn Lake Roads.

There are several privately owned and operated facilities in the Township, including Camp Wathena (Camp Fire Girls) and Camp Ohiyesa (YMCA).

Other

Rose Township maintains a community-access cable TV channel and a municipal website at www.rosetownship.com. Recycling is available for residents 24/7 in the parking lot at Township Hall. Money is available for minor home repairs to qualifying residents through Community Development Block Grant Funds. The Township also contracts with the Holly Township Library to provide services to its residents. Senior services are available in Rose Township through area organizations, such as Hollyhocks. There are three public cemeteries within the Township that are owned and maintained by Rose Township.



Map Four: Community Facilities

Miles
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Data Sources: MCGI, Oakland County

SAFEbuilt studio

- Fenton Schools
- Holly Area Schools
- Huron Valley Schools
- Recreation Land
- Government
- Schools

Rose Township Master Plan

III. Natural Features

MNFI Sites

The MNFI staff, as part of the S&H Project, conducted detail surveys of several highly ecologically significant sites in the Shiawassee River Watershed. There were two sites within Rose Township that were surveyed: Buckhorn Lake Complex and the Perch Lake Complex. The description of these areas and the recommended stewardship measures for these areas are described as follows from the S&H Project report:

Buckhorn Lake Complex

The Buckhorn Lake Complex, approximately 740 acres, is a significant wetland and forested upland complex. It is a site of high ecological value due to the occurrence of a high quality prairie fen along the west side of the railroad tracks, known as Big Valley fen, coupled with a smaller prairie fen on the western portion of the site. The Big Valley prairie fen is considered high quality because of its overall native plant species diversity, high proportion of sedges and grasses, large size, and intactness. Being approximately two miles in length and 150 acres in size, it is one of the largest known prairie fen complexes in southern Michigan. Several types of prairie fen exist in the complex, such as a domed fen, hanging fen, and marl pool which provide habitat for a broad array of native plant and animal species, including Poweshiek skipper (state threatened), small white lady's slipper (state threatened), and massasauga rattlesnake (state special concern). There is little evidence of direct disturbance to the Big Valley prairie fen, but the occurrence of exotic plant species such as glossy buckthorn, purple loosestrife, and narrow-leaved cattail is evident. The smaller prairie fen complex in the western part of the site is composed of three distinct patches surrounding a small irregularly shaped pond. Although the size of each patch of fen is relatively small, together they contain a high diversity of plant and animal species, including mat muhly (state threatened), tamarack tree cricket (state special concern), and Blanding's turtle (state special concern). In addition, the southern shrub-carr scattered along the southern wet meadows, prairie fens throughout the complex, and the emergent marsh adjacent to the lake contain potential habitat for several rare, plant and animal species.

The upland areas are relatively small and isolated due to the topography at the site. Most areas are either old field or early successional southern dry-mesic forest with some patches of second growth forest. In the central portion of the site is a relatively large southern dry-mesic forest, approximately 115 acres, with several vernal pools scattered toward the east. Very little oak regeneration is found in the understory due to years of fire suppression. As a result, exotic species, particularly garlic mustard and autumn olive, are abundant in the ground cover. South of the central forest tract, between a southern wet meadow and the old field, is a small southern dry-mesic to southern mesic forest that includes a population of goldenseal (state threatened).

Old fields are scattered throughout the uplands and are dominated by exotic plant species such as brome grass, orchard grass, and spotted knapweed. A few of these old fields along the railroad tracks that border the prairie fen and wet meadow, however, contain several prairie plant species such as black-eyed Susan, Indian grass, little bluestem, and bush cover. They also provide potential habitat for several rare species such as eastern massasauga rattlesnake, Blanding's turtle, spotted turtle, and box turtle.

Stewardship – Primary Boundary: S&H Project report recommends the following stewardship measures for the Buckhorn Lake Complex:

1. No grazing, timber cutting, ORV traffic, mountain biking, or excessive foot traffic should be allowed within the prairie fen complexes.
2. Develop an alternative to herbicide spraying to control vegetative growth along the railroad tracks.
3. Development should be avoided, minimized, or designed to have minimal impact.
4. Monitor and control populations of exotic plant species within the prairie fen complex.

5. Avoid fragmentation of both the wetlands and uplands by utility rights-of-way, trails, and roads.
6. Conduct prescribed burns in the prairie fen to reduce shrub and tree growth and enhance the establishment of prairie plants.
7. Conduct prescribed burns and tree thinning to stimulate oak regeneration as well as herbaceous plants.
8. Remove exotic plants from old fields and restore to oak barrens.
9. Consider acquisition and focus restoration on the largest old field in the primary boundary located north of Perry Road and to the east of the Big Valley fen.
10. Inform landowners of the unique natural features in the area and how they can help conserve those features.

Stewardship – Secondary Boundary: S&H Project report recommends the following stewardship measures for the secondary area surrounding the Buckhorn Lake Complex:

1. Development should be designed to maximize contiguous natural open space and provide adequate buffers to the natural communities within the primary boundary.
2. Require development to address surface water runoff, percolation, and groundwater consumption by minimizing lawn size; landscaping with native plants; keeping precipitation on-site; requiring wells to be drilled to a depth below the aquifer that supports the fen; and maintaining adequate septic systems.
3. Encourage parcels immediately adjacent to the primary site to manage their lands in a way that enhances or provides an adequate buffer to the adjacent natural communities in the primary boundary.
4. Inform landowners adjacent to the prairie fen complex of the unique natural features in the area and how they can help conserve those features.

Threats: S&H Project report identifies the following threats to the quality of the Buckhorn Lake Complex:

1. The spread of exotic species.
2. Increased ORV use.
3. Disruption of the natural hydrology.
4. Water runoff.
5. Superfund Site on Demode Road
6. Overuse of fertilizers and herbicides.
7. Leaky septic systems.
8. Fire suppression.
9. Habitat fragmentation.

Perch Lake

Perch Lake is one of the largest forested complexes in the western portion of the project area, consisting of approximately 350 acres of contiguous wetlands, lakes, and upland forest. The site consists of gently rolling, sandy moraines surrounding a broad outwash plain. The uplands support dry-mesic forests, which surround an outwash plain harboring wetland forests and two glacial lakes. Natural communities occurring at the Perch Lake site include open bog, relict conifer swamp, mixed hardwood-conifer swamp, and dry-mesic forest. The wetland complex located in the center of the Perch Lake Complex is the most ecologically significant area of the site and is dominated by hardwood-conifer forest. The hardwood-conifer swamp is the dominant natural community in the outwash plain, covering approximately 80 acres.

North of the small lake, the hardwood-conifer swamp grades into a black spruce dominated relict conifer swamp, which is considered rare in southern Michigan. The size of the relict conifer swamp appears to be decreasing. In the center of the outwash plain sits a small lake bordered by a narrow band of open bogs, a unique natural community that is considered uncommon in southern Michigan.

Where the land rises, the sandy, rolling uplands support a dry-mesic forest dominated by oak and hickory species. In addition, several exotic plant species such as multiflora rose, common buckthorn, and Norway maple are found throughout the forest. Norway maple is the most problematic in southern Michigan upland forests. Vernal pools are also found throughout the upland southern dry-mesic forests and serve as important habitats for numerous amphibian species. Salamanders and frogs, such as the wood frog, utilize vernal pools for mating, egg laying, and feeding during the aquatic phase of their life cycle. Several active and abandoned agricultural fields border the dry-mesic forest.

While no rare species were found, there is potential habitat for several state listed birds and turtles including spotted turtle, Blanding's turtle, box turtle, cerulean warbler, prothonotary warbler, and Cooper's hawk. Thirty-two species of birds were found at the site during the breeding season including an osprey. The three lakes on the site combined with the large size of the surrounding wetland forests suggest that Perch Lake is an important stopover point for neotropical migrants.

Stewardship – Primary Boundary: S&H Project report recommends the following stewardship measures for the Perch Lake Complex:

1. Remove glossy buckthorn and Japanese barberry from the hardwood conifer swamp and relict conifer swamp.
2. Thin red maple and other broad-leaved tree species within the hardwood conifer swamp.
3. Remove red maple from the relict conifer swamp.
4. Remove common buckthorn, multiflora rose, and Norway maple from the southern dry-mesic forest
5. Conduct prescribed burns and tree thinning in the southern dry-mesic forests to stimulate oak regeneration as well as herbaceous plants.
6. Conduct prescribed burns to control the spread of exotic species.
7. Protect the upland and wetland forests in the southern portion of the site to maintain a direct link to Fish Lake, and the natural corridor between Fish Lake, the unnamed lake, and Perch Lake.

Stewardship – Secondary Boundary: S&H Project report recommends the following stewardship measures for the secondary surrounding Perch Lake Complex:

1. Allow existing vegetated areas to remain open space and serve as a buffer for the natural communities within the primary area and as wildlife corridors.
2. Manage old fields surrounding Perch Lake for southern dry-mesic forest or oak barrens to connect Perch Lake and its adjacent natural communities to nearby forests and wetlands.
3. Encourage residential areas surrounding the site to provide a native plant buffer between high use areas and the swamp.
4. Other considerations for residential areas include maintaining septic systems, minimizing lawn areas, landscaping with native plants, and designating an area for lawn clippings that is a safe distance from the natural buffer area.

Threats: S&H Project report identifies the following threats to the quality of the Perch Lake Complex:

1. The spread of exotic plants.
2. Runoff of storm water, lawn chemicals, or fertilizers into the wetland.
3. Residential development in the uplands.
4. High density of red maple and other broad-leaved tree species.

Environmentally Impacted Sites

The MDEQ maintains a database of environmentally impacted sites. These range in type from Sites of Environmental Contamination to sites with land use restrictions, such as the Superfund site on Demode Road between Fish Lake Road and Buckhorn Lake Road. Other agencies also maintain records on such sites, such as the Oakland County Health Department and the US Environmental Protection Agency.

More detailed information on impacted sites can be found using the MDEQ's "Environmental Mapper" tool, which can be accessed through the hyperlink below:

http://www.mcgi.state.mi.us/environmentalmapper/#

PA 116 Farmland and Open Space Preservation

The Farmland and Open Space Preservation Act, PA 116, was established in the 1974 farm bill. PA 116 is a founding act for farmland and open space preservation programs which offered tax relief to landowners who enrolled farmland in the program for 10 years or more. Currently 45% of Michigan's

farmland is in the PA 116 program. In 1996, Michigan's Governor approved amendments to PA 116 in H.B. 4325. These changes are designed to keep PA 116 a desirable program for landowners.

The Act 116 Farmland and Open Space Preservation Act is a program that is started by the individual landowner. As part of the agreement process, County and Township agencies are also required to review the proposed applications. Their comments can inform and lend support to the landowners request prior to formal enactment of the agreement between the individual and the Michigan Department of Natural Resources. Under this act, owners of eligible land agree to retain their farms in agriculture for a minimum period of ten years. In return, an income tax credit, equal to the amount by which their property taxes exceed 7% of the applicant's household income, can be claimed. Landowners are also exempt from special assessments for non-farm uses, such as sewers, lights, and water.

Enrollment of farmland into the Act 116 program can be extremely beneficial to farmland preservation, and can also have financial opportunities for the landowner/applicant. It is important, however, that the community carefully weighs each Act 116 application to ensure that areas identified for potential urban development are not mistakenly preserved, as it is quite difficult to withdraw from the program once an agreement is executed.

PA 116 provides the framework for temporary and one permanent easement programs.

Temporary Easements

Farmland Development Rights Agreements

- 10-90 year agreements
- a parcel of 5-39 acres in size with at least 51% devoted to agricultural use and that earns at least $200 per cleared and tillable acre
- a parcel 40 acres or larger with at least 51% devoted to agricultural use
- land may not be developed for any use other than agriculture
- landowner is eligible for a property tax credit and special assessment exemption

Under this act, base property is assessed at current land use, agriculture, not necessarily the highest or best possible use. The tax relief is figured using the landowner's household income multiplied by 7% to give the amount of tax credit that the landowner is allowed to receive. For example, if the landowner's household income is $20,000 multiplied by 7%, the total tax credit would be $1,400. The yearly tax credit will fluctuate under this program, as the household income of the landowner changes.

In the PA 116 program, the land is to be left in for the number of years stated in the agreement. However, if the landowners wish to convert or develop the farmland, the landowner must repay the past seven (7) years of taxes based on the higher assessment.

Permanent Easement

Purchase of Development Rights Easement

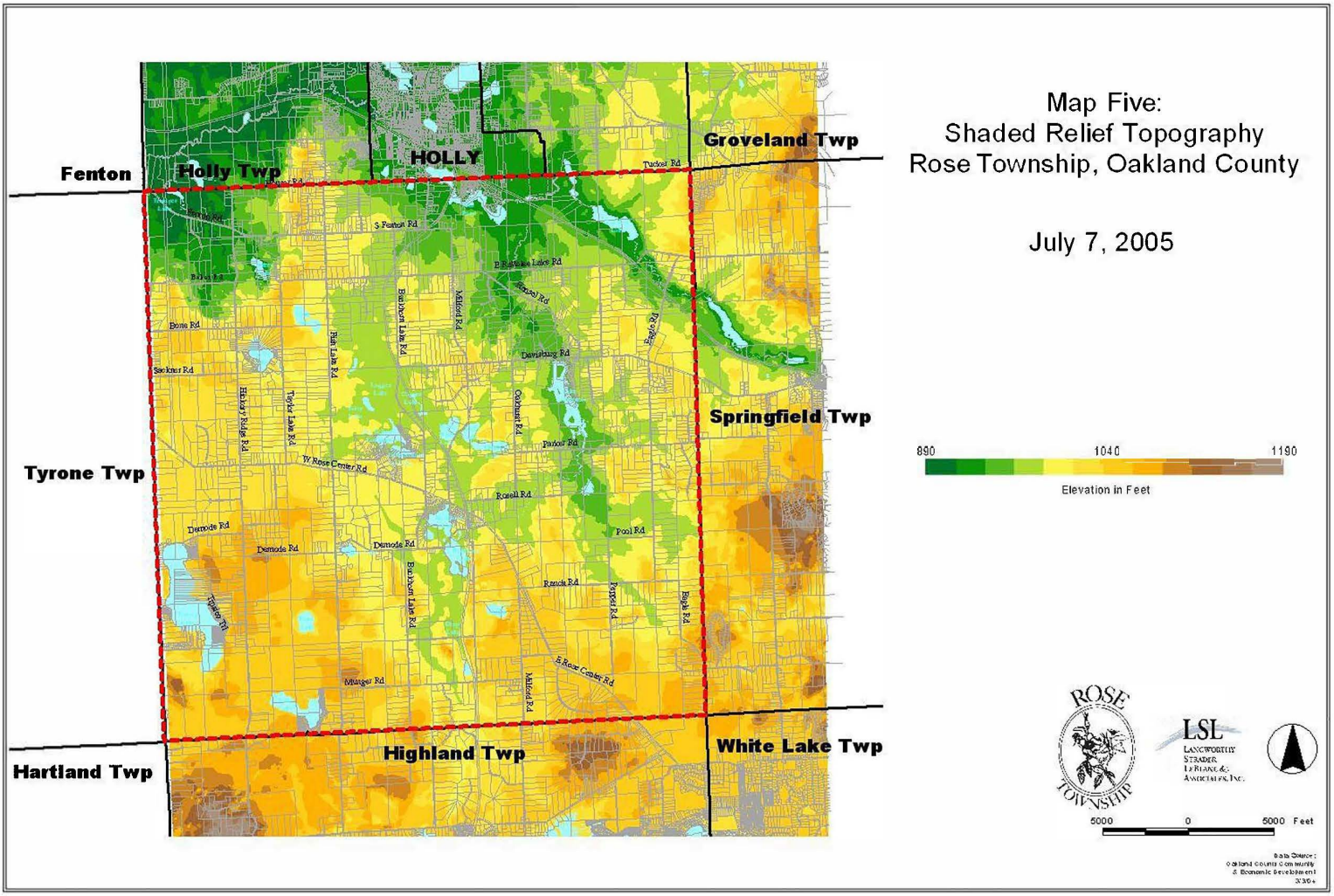
- perpetuity
- a parcel of any size with at least 51% devoted to agricultural use (the parcel must have the support of the local governing body)
- land may not be developed for any use other than agriculture
- landowner receives cash payment equal to their development rights value (maximum payment is capped at $5,000/acre)

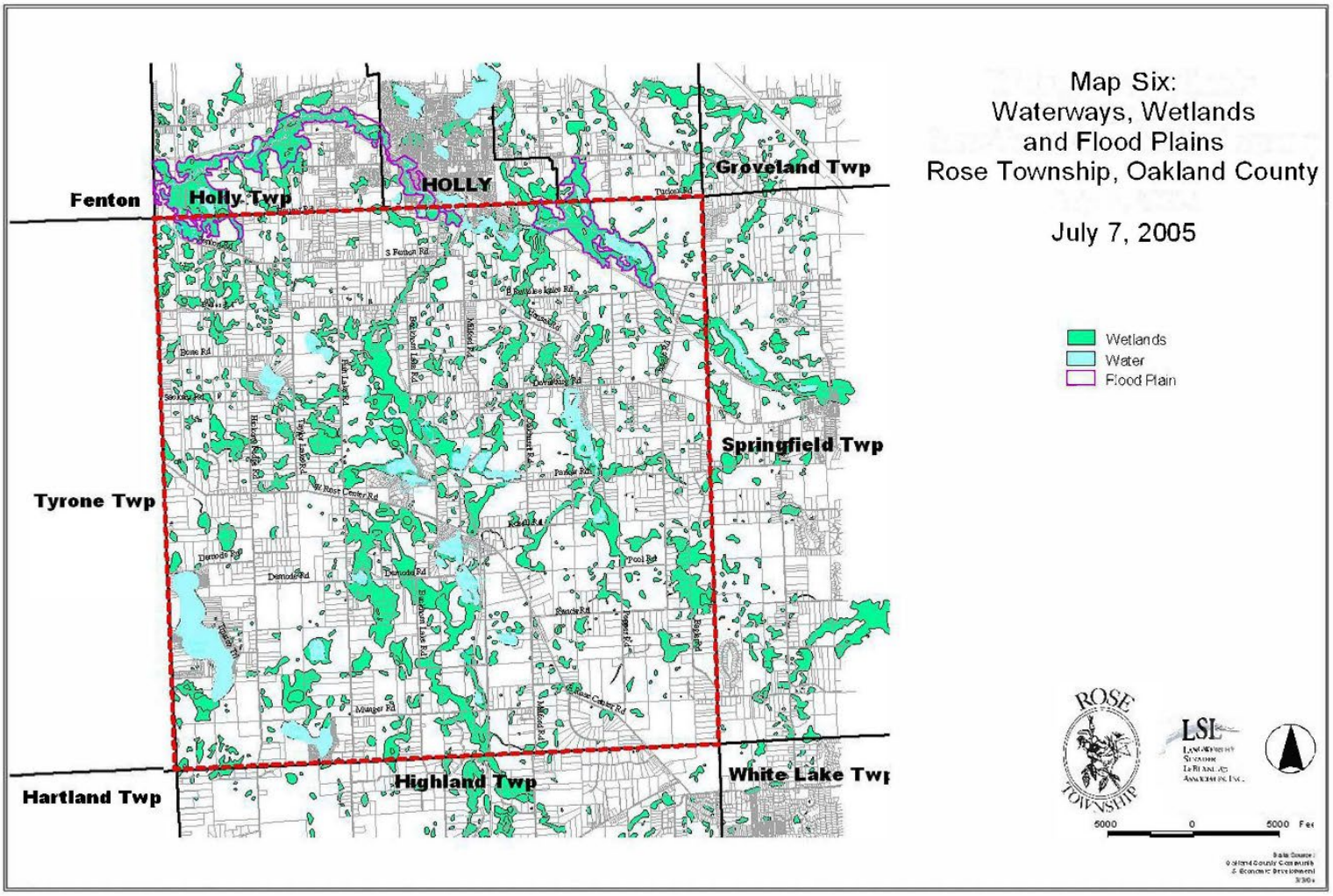
This is a permanent preservation program administered by the State of Michigan. A purchase of development rights can be administered locally.

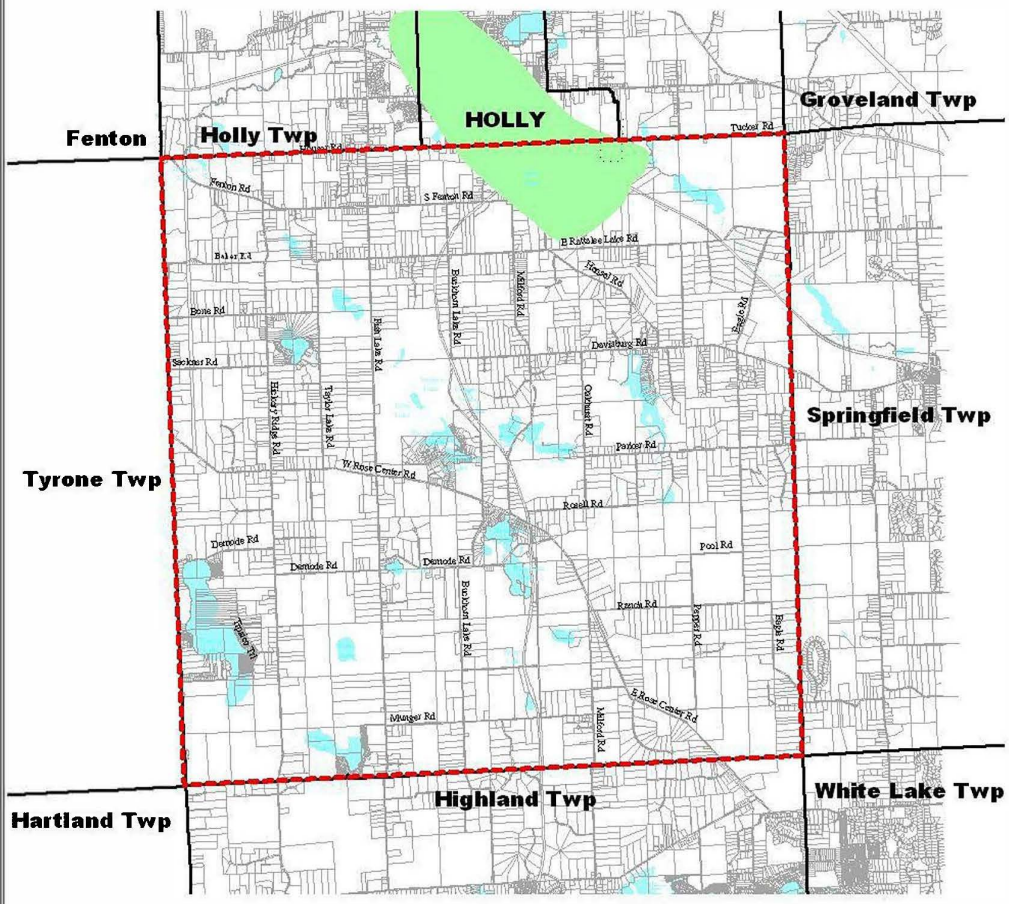
Shiawassee and Huron Headwaters Resource Preservation Project

The Shiawassee and Huron Headwaters Resources Preservation Project is a science-based project that included the townships of Rose, Springfield, Highland and White Lake and the Village of Milford. The project was designed to identify areas worthy of preservation / protection and provide ways in which local officials in these communities could work together to determine how to best preserve and conserve sensitive natural areas due to pressure of development moving to western northern Oakland County. The Shiawassee and Huron Headwater Resource Preservation Project was based on the following principles (quoted from page 1), all of which support keeping the Township rural:

- Encourage the implementation of strategies to maintain, improve, or restore water quality and natural habitat.
- Encourage the creation of an open space system that minimizes fragmentation of habitat and provides for a continuous system of linked natural areas and open spaces.
- Encourage and implement regulations to enable innovative development to take place in areas that are environmentally suitable.
- Recognize landowners' rights to reasonable use of their property.


Map Five:
Shaded Relief Topography
Rose Township, Oakland County
July 7, 2005
Fenton
Holly Twp
HOLLY
Groveland Twp
Springfield Twp
Tyrone Twp
Hartland Twp
Highland Twp
White Lake Twp
890
1040
1190
Elevation in Feet
5000
0
5000 Feet
ROSE TOWNSHIP
LSL
LANGWORTHY STRADER LEFRANC & ASSOCIATES, INC.


Map Six:
Waterways, Wetlands
and Flood Plains
Rose Township, Oakland County
July 7, 2005
Wetlands
Water
Flood Plain
Fenton
Holly Twp
HOLLY
Groveland Twp
Springfield Twp
Tyrone Twp
Hartland Twp
Highland Twp
White Lake Twp
ROSE TOWNSHIP
LSL
5000
0
5000



Map Seven:
Wellhead Protection
Rose Township, Oakland County

July 7, 2005

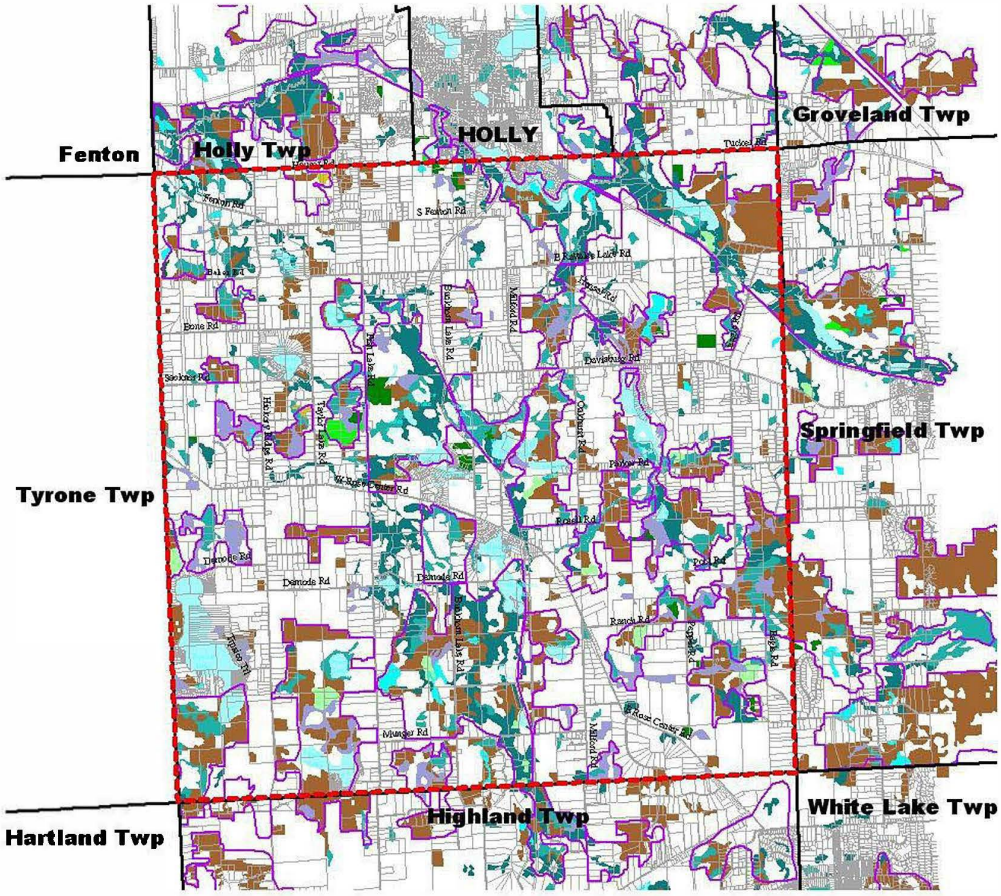
Wellhead Protection Area

ROSE TOWNSHIP

LSL
Langworthy Strader LeBlanc & Associates, Inc.

5000 0 5000 Feet

Data Source:
Oakland County Community & Economic Development
3/3/06



Map Eight:
Vegetative Cover 1990
Rose Township, Oakland County

July 7, 2005

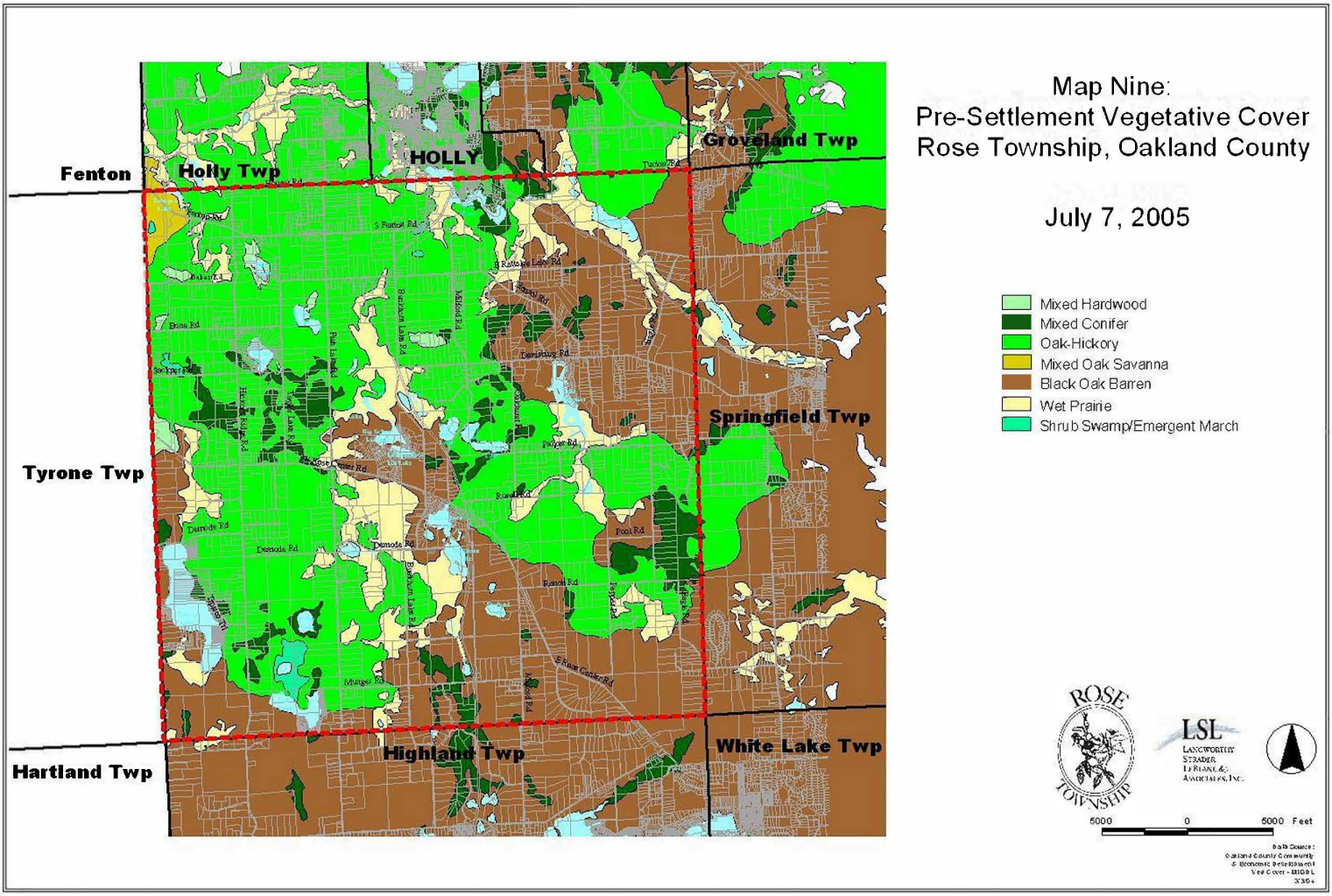
- Aspen/White Birch
- Central Hardwood
- Lowland Hardwood
- Pine
- Open Upland Conifer
- Lowland Conifer
- Aquatic Bed Wetland
- Emergent Wetland
- Scrub/Shrub Wetland
- Natural Areas - MNFI Sites
- Other

ROSE TOWNSHIP

LSL Langworthy Strader LeBlanc & Associates, Inc.

5000 0 5000 Feet

Data Source:
Oakland County Community & Economic Development
Veg Cover - OEMCOG
Michigan Natural Feature Inventory
3/3/06


Map Nine:
Pre-Settlement Vegetative Cover
Rose Township, Oakland County
July 7, 2005
Mixed Hardwood
Mixed Conifer
Oak-Hickory
Mixed Oak Savanna
Black Oak Barren
Wet Prairie
Shrub Swamp/Emergent March
Fenton
Holly Twp
HOLLY
Groveland Twp
Springfield Twp
Tyrone Twp
Highland Twp
White Lake Twp
Hartland Twp
ROSE TOWNSHIP
LSL
Langworthy Strader LeBlanc & Associates, Inc.
5000
0
5000 Feet

IV. Existing Land Use

Introduction to Land Use

'Land use' is a term that describes how a particular piece of property is being used, such as agricultural, residential or commercial. It is important to understand land use characteristics within the Township and realistically plan for future use because it significantly shapes a community's character and quality. In order to create a vision for Rose Township's future, it is important to know what exists today. Existing land uses will become the framework for the future. Once existing conditions are understood, a future land use plan is proposed that supports the Township's goals and objectives.

Existing Land Use

Based on Oakland County 2002 land use data, a map of existing uses was prepared. This inventory was based on tax role data for land use. Land use designations will change over time, however, this map is a 'snap shot' of the use of parcels, as recorded on the 2002 county tax records and is used to evaluate key issues and strategies related to future land use and development character. The existing land use represents current land use patterns. The next section of this chapter presents a future land use, which represents future development patterns.

Each of the land use categories is described in this section. Refer to the Existing Land Use Map for the location of the various land uses.

Agriculture/Farmstead/Vacant. This category includes actively farmed land and any related agricultural uses, which are defined and further referenced in PA 116. These uses help define the overall Township character. Preservation of farmland is a key goal of this plan which takes a closer look at future sustainability and preservation opportunities in Chapter 2 Natural Resources. This category also includes land categorized as vacant, which would include some agricultural lands that are not currently being farmed or other natural areas.

Single Family Residential. Single family residential uses are distributed throughout the Township and include dwellings on varied lot sizes. According to 2010 American Community Survey 5-Year Estimates, there were 2,256 single family dwelling units in Rose Township.

There are three general types of single family residential housing in the Township; older lakefront communities, newer subdivisions and scattered land divisions.

The older residential subdivisions are located around a number of lakes including Buckhorn Lake, Lake Braemar, Little School Lot Lake, Taylor Lake and Tipsico Lake. These older subdivisions tend to have smaller lots.

Most recent development has been on lots greater than an acre. There are a number of subdivisions in the northern portion of the Township with one to two acre lots located along Davisburg Road and South Fenton Road. A majority of the other areas tend to be dwellings on larger parcels ranging upwards between five and ten acres. The majority of these single family areas reflect a rural, quiet atmosphere. Some of the residential lots include accessory uses such as home-based occupations, farming, and horse stables.

Multiple-Family Residential. This category includes structures with more than one dwelling unit. They are typically in the form of apartments or duplexes. Currently, there are only a few small multiple family dwellings, which tend to be older isolated buildings.

Manufactured Housing. This category designates areas developed with manufactured housing, such as manufactured housing parks or communities. There is one neighborhood of this kind, located on the north edge of the Township adjacent to the Village of Holly. This community is located on

Cogshall Street south of the Village and north of the Mill Pond. According to the 2010 American Community Survey 5-Year Estimates there were 82 manufactured dwellings in Rose Township.

Commercial. Commercial uses are those businesses that serve the retail and service needs of residents. There are a few isolated commercial nodes within the Township. These are located at the intersection of Milford and South Fenton Roads, Hickory Ridge and West Rose Center Roads and on Davisburg Road.

Industrial. As a rural residential community there are no significant industrial areas within the Township. There is only a small area of industrial development adjoining the Village of Holly.

Recreation. There is a significant amount of recreational land within Rose Township. These include park and recreational facilities owned and operated by the County, Township and other public or private institutional organizations. The surrounding area offers an abundance of nearby recreational facilities both public and private. The availability of recreational opportunities is a key factor in defining the character of Rose Township.

Public/Quasi-Public. These include the municipal facilities owned by Rose Township, including the Township Hall and Fire Department and other semi-public facilities such as Rose Pioneer Elementary School, churches and cemeteries. Location of public/quasi-public facilities in a manner that makes them convenient to Township residents is important in ensuring a quality lifestyle.

Housing Build-out Analysis

The Township's build-out population and eventual housing mix can be estimated using data collected through Geographic Information Systems (GIS) compiled and processed through new techniques created by the Oakland County GIS Department. This estimate, when combined with SEMCOG household and population projections, can be used to give a snapshot of how quickly the Township is nearing 100% residential build out and an educated guess of when this will occur.

This process takes into account areas designated on the future land use map for residential uses and assigns each such area a number of future dwelling units based on the size of each parcel question and the master planned density. It also takes into account the amount of wetlands and open water that are present on any given site. Therefore, if a 10-acre parcel has 50% coverage of wetlands, which are presumably un-buildable, the site is only credited for 5-acres worth of buildable land. Adjustments are also made for any future right-of-way that will be necessary to develop a subdivision. Through the process, each area is given an accurate representation of the potential number of future dwelling units.

The build-out of each land use category is provided in the following table. The future land use map provides for an additional 1,926 dwelling units for a build-out of 4,260 housing units. This is 814 or 23% more housing units than the 3,446 households projected by SEMCOG for Rose Township in 2025, therefore providing adequate capacity for projected growth. For comparison, the build-out of the current zoning map is shown in the right hand column.

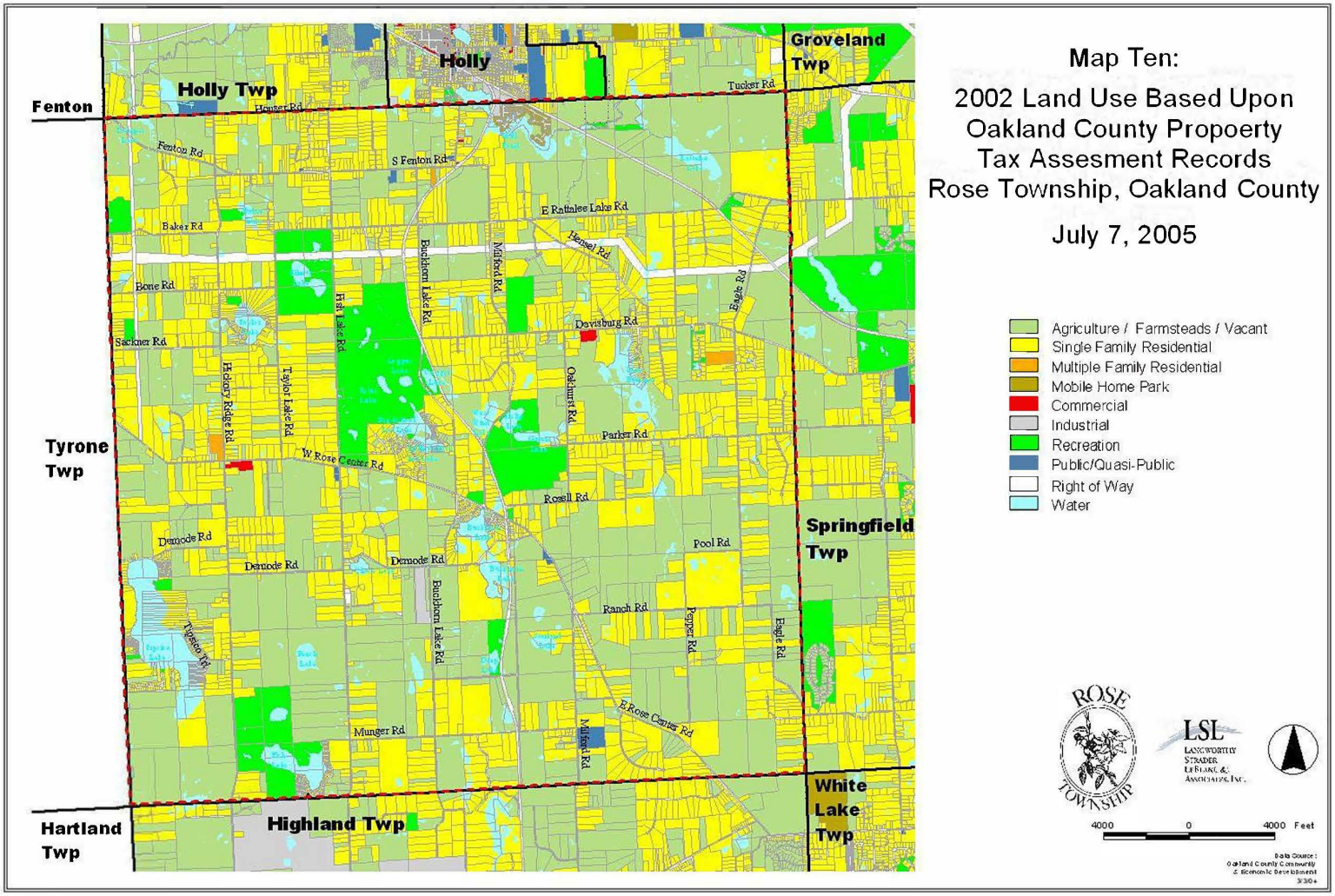
Existing Land Use – 2017 Data

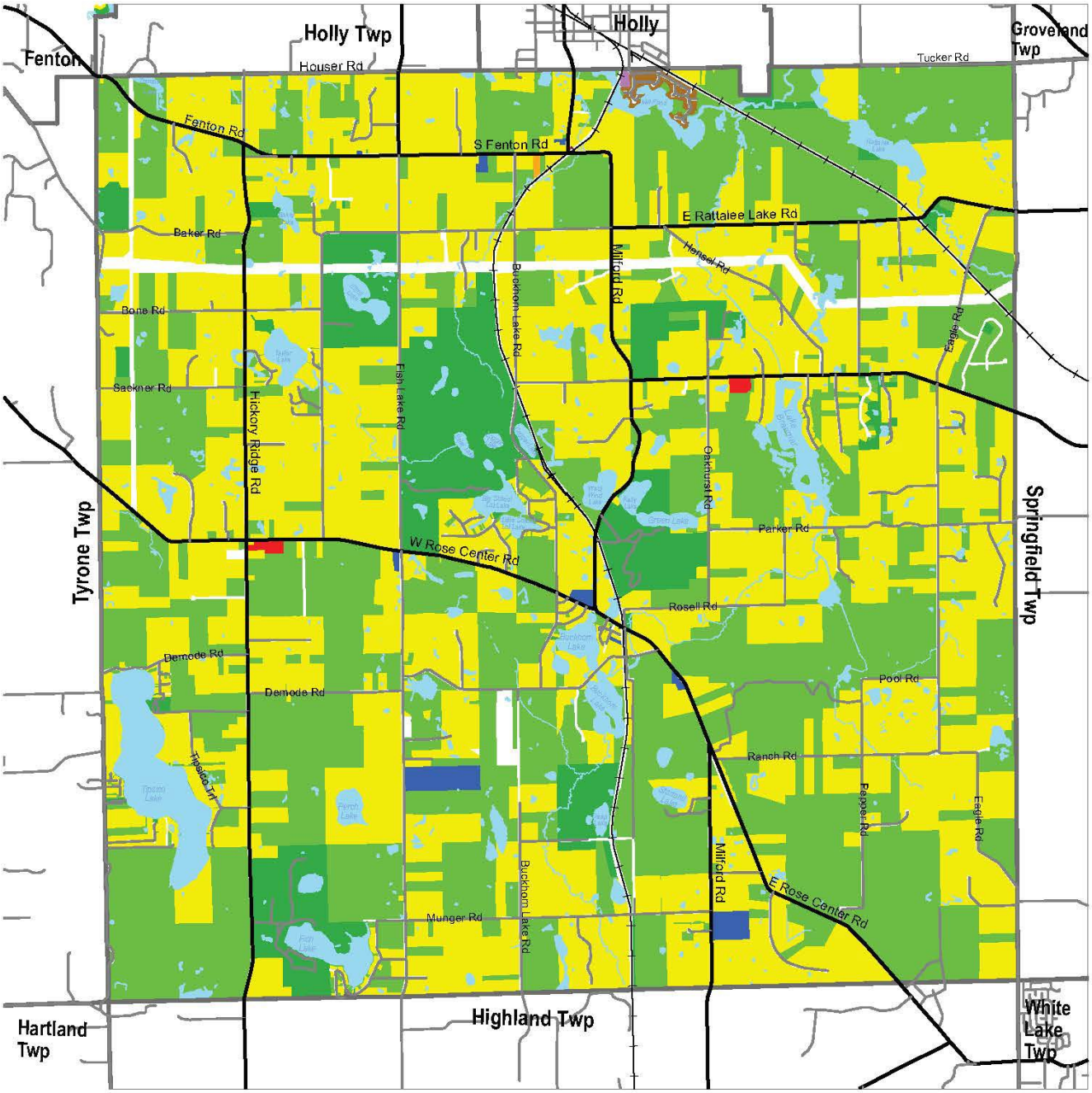
While the 2018 Rose Township Master Plan was being completed, Oakland County released their 2017 existing land use data for all communities. An updated existing land use map is shown below after the 2002 map.

Table 4.3
Build-out of Future Land Use Map

Future Land Use Category	Existing Dwelling Units in 2002 *	Potential Additional Dwelling Units	Total Dwelling Units at Build-out	Build-out of 2005 Zoning Map
Rural Preservation	319	535	854	837
Rural Res.	387	357	744	468
Estate Res.	230	147	377	0
Single Family Res.	1,173	472	1,645	2,316
Medium Density Res.	118	65	183	395
High Density Res.	107	350	457	107
Totals	2,334	1,926	4,260	4123

* The 2002 existing units is based upon Oakland County GIS adjusted based upon existing land use and SEMCOG housing unit estimates.


Map Ten:
2002 Land Use Based Upon
Oakland County Propoerty
Tax Assesment Records
Rose Township, Oakland County
July 7, 2005
Agriculture / Farmsteads / Vacant
Single Family Residential
Multiple Family Residential
Mobile Home Park
Commercial
Industrial
Recreation
Public/Quasi-Public
Right of Way
Water
Holly Twp
Holly
Groveland Twp
Fenton
Tyrone Twp
Springfield Twp
White Lake Twp
Hartland Twp
Highland Twp
Tucker Rd
Fenton Rd
S Fenton Rd
E Rattalee Lake Rd
Baker Rd
Hensel Rd
Bone Rd
Buckhorn Lake Rd
Milford Rd
Eagle Rd
Davisburg Rd
Sackner Rd
Hickory Ridge Rd
Taylor Lake Rd
Hall Lake Rd
Oakhurst Rd
Parker Rd
W Rose Center Rd
Rosell Rd
Dennode Rd
Pool Rd
Ranch Rd
Pepper Rd
Tipsico Rd
Munger Rd
E Rose Center Rd
ROSE TOWNSHIP
LSL
4000 0 4000 Feet



Map Ten-B - Existing Land Use Oakland County 2017 Data

0 0.25 0.5 1 Miles

SAFEbuilt studio

Data Sources: MCGI, Oakland County

Rose Township Master Plan

Existing Land Use Categories

- Agricultural / Vacant
- Single Family Residential
- Multiple Family
- Mobile Home Park
- Commercial/Office
- Industrial
- Public / Institutional
- Recreation / Conservation
- Water

V. Transportation

Right-of-Way

Road right-of-way widths vary based on the roadway type and functional classification. The typical minimum right-of-way in the county is 66 feet. A majority of subdivision streets and other county roads meet this standard. Major thoroughfares projected to carry higher traffic volumes, which include both arterials and collectors, will require a larger right-of-way to accommodate future roadway improvements. Collectors typically have a planned right of way width of 86 feet. Arterial roadways typically have a planned right-of-way width of 120 feet.

Many roadways in rural communities such as Rose Township were originally designed for much lower traffic volumes than they will be expected to accommodate when the township becomes more developed. Improvements to the main arterials could be limited due to lack of right-of-way or by development lining the roadway. The lack of an adequate right-of-way escalates costs and significantly delays improvement projects. One way to minimize these problems is through a cooperative effort to preserve rights-of-way___0. In some instances, developers may willingly provide additional right-of-way widths in recognition of the benefits they could receive in the future.

The Michigan Department of Transportation has developed a process to help preserve right-of-way widths through public-private cooperation. The process provides the developer with incentives to preserve or dedicate needed additional right-of-way widths. For example, a community might allow a developer to transfer the development that could occur in the future right-of-way to another location on the site. Another means of preserving right-of-way is to require adequate setbacks and greenbelts from roadways to ensure that the future right-of-way is not developed with structures that would need to eventually be removed. Also, the nonconforming regulations of the Zoning Ordinance should account for any nonconforming setbacks created by the acquisition of additional right-of-way, such as where a front yard setback is reduced when additional land is acquired for right-of-way.

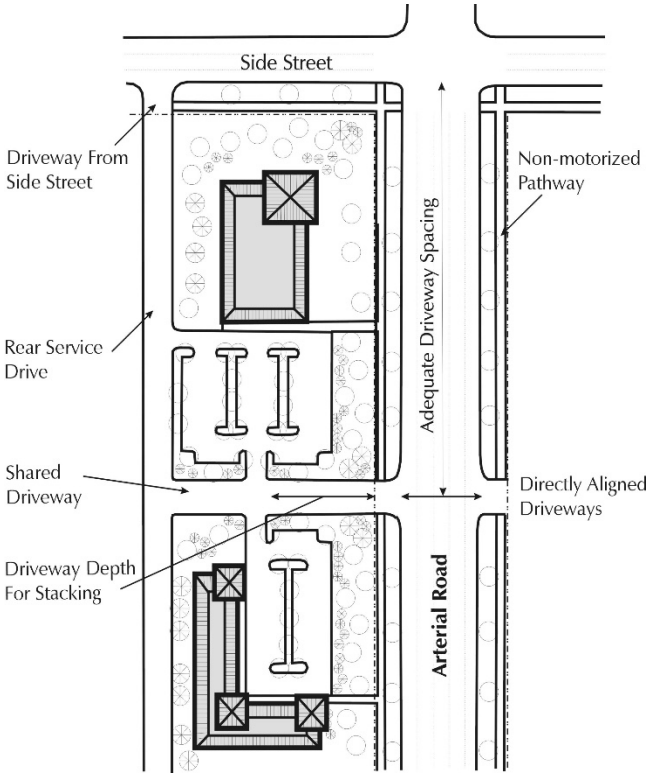
Access Management

Typically, the approach to addressing high traffic volume is to widen a road to 3-5 lanes. However, road widening can seriously disrupt the rural atmosphere of the Township. Maintaining safety and smooth traffic flow can minimize the need to make costly, premature or even unnecessary widening. One technique to help preserve capacity and promote safety while delaying or avoiding the need for widening is access management. Access management involves the regulation of commercial driveways and private road approaches.

The lack of control over the number and placement of driveways increases potential for traffic congestion and crashes. Poor but heavily used access systems conflict with the traffic movement function of the Township's major roads. Access management involves a series of tools to reduce traffic conflict points, and thus preserve capacity and improve safety. Access management standards regulate the number, spacing and design of access points, and require the use of shared access systems where practical.

Access management involves comprehensive controls over all aspects of roadway access to minimize conflict points and help preserve the roadway's ability to carry traffic. Access management guidelines have two functions: 1) to protect the public investment in the roadway by minimizing congestion and crash potential, and 2) to provide property owners with reasonable access. The goal of access management is to provide standards which will facilitate traffic operations and improve public safety along major roads.

Access Design Guidelines: The Township and the road commission should work together to establish guidelines for access management. These guidelines generally relate to a subdivision or site plan of a particular development that is being reviewed at the local level, but also includes the public right-of-way, which is under the jurisdiction of the Road Commission for Oakland County. Thus, implementation of guidelines will require coordination between the Township and road commission so that driveway permits are not granted until the access requirements of the county are met through the Township's site plan approval process and building permits are not granted until access permits are granted.



The Township may adopt access management standards within the zoning ordinance that are equal to or more restrictive than the road commission standards. As part of the zoning ordinance, the Township can enforce these standards as part of the site plan review process. A developer would be required to comply with both the road commission's driveway permit requirements and the Township's site plan review requirements.

Number of Access Points: The number of access points should be limited to one where possible. The number of driveways allowed along major roads will affect traffic flow, ease of driving, and crash potential. Every effort should be made to limit the number of driveways; and encourage access off side streets, service drives, frontage roads, and shared driveways. Along major roads, driveways should be properly spaced from one another and from intersections with other major streets. Driveways should be aligned with those across the street or properly offset following the adopted zoning standards.

Alternative Access: For commercial development, alternative access should be encouraged, such as shared driveways or service drives. Those measures can be used to minimize the number of driveways, while preserving the property owner's right to reasonable access.

Sight Distance: The minimum sight distance required for a vehicle to enter or exit the traffic stream on an arterial from a side street or driveway should be determined by the road commission. However, a safe sight distance can be estimated as the distance an oncoming vehicle travels in eight seconds, at the posted speed limit. Thus, by sitting as a motorist at a future driveway location, there should be eight seconds between when an approaching vehicle is first visible and when it passes the proposed driveway location. If this distance cannot be met on the site, indirect access through another property should be sought.

Driveway Spacing and Location: The spacing of driveways from intersections and other driveways will assist in the reduction of turning movement conflicts. Some general guidelines are as follows:

- **Driveway Spacing from Intersections:** The minimum distance, on the same side of the street, between a driveway and an intersecting street should be 250 feet along a major arterial. In these cases, a right-turn in, right-turn out driveway could be considered for access, with left turns accommodated through frontage roads or service drives. For driveways accessing non-arterial streets driveway spacing from intersections is recommended to be 75 feet. If the amount of street frontage is not sufficient to meet these criteria the driveway should be constructed along the property line farthest from the intersection to encourage future shared use, and/or a frontage road or rear access service drive should be developed.

- **Driveway Spacing from Other Driveways:** Minimum and desirable driveway spacing requirements should be determined based on posted speed limits along the parcel frontage. Generally, opposing driveways should be offset a minimum of 150 feet.

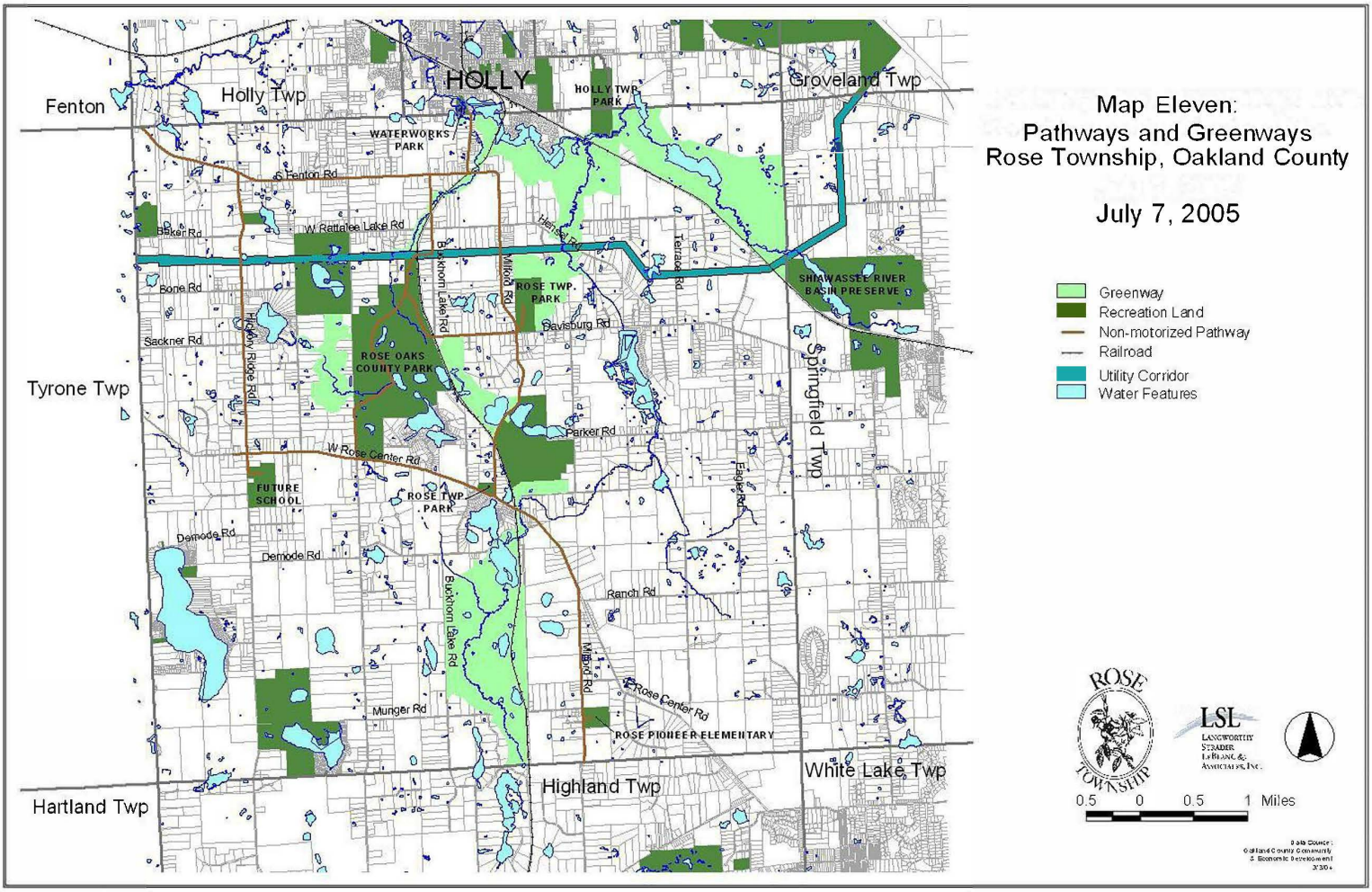
Traffic Impact Studies

Current development in Rose Township tends to be smaller scale. However, as development pressures increase, traffic impact studies may be necessary to help ensure that traffic impacts are properly evaluated during the development review process. A traffic impact study allows for the evaluation of a development's potential impact on the local road system and the identification of improvements needed to mitigate the traffic impact, such as adding additional turn lanes or re-timing a traffic signal.

The zoning ordinance should be amended to require traffic impact studies under certain conditions. This determination should be made by the township engineer or planner, based upon trip generation rates in the Institute of Transportation Engineers Trip Generation Manual.

- A traffic assessment should be required to evaluate site access points for uses which are expected to generate 50-99 directional (one-way) trips in the peak hour or 500 trips in an average day. This would be about the amount of traffic generated by a typical 52-78 lot subdivision.
- A more detailed traffic impact statement should be required which evaluates impacts at site access points and nearby intersections or driveways for uses which would be expected to generate over 100 peak hour directional trips or 750 or more trips on an average day. This would be the amount of traffic generated by a typical 78 lot subdivision.

The traffic impact study should include the information and procedures recommended in the handbook "Evaluating Traffic Impact Studies" prepared by the Michigan Department of Transportation. The traffic impact study should address site access issues, such as the potential to share access or use service drives. The study should analyze options to mitigate traffic impacts, such as changes to access or improvements to the roadway.

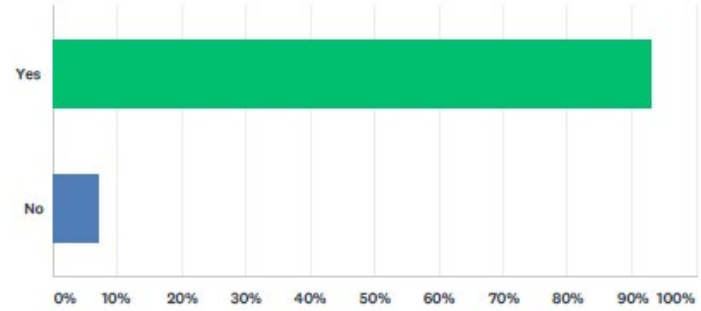

Map Eleven:
Pathways and Greenways
Rose Township, Oakland County
July 7, 2005
Greenway
Recreation Land
Non-motorized Pathway
Railroad
Utility Corridor
Water Features
Fenton
Holly Twp
HOLLY
Groveland Twp
Tyrone Twp
Springfield Twp
White Lake Twp
Highland Twp
Hartland Twp
WATERWORKS PARK
HOLLY TWP. PARK
ROSE TWP. PARK
ROSE OAKS COUNTY PARK
SHIAWASSEE RIVER BASIN PRESERVE
FUTURE SCHOOL
ROSE PIONEER ELEMENTARY
S Fenton Rd
Baker Rd
W Rattalee Lake Rd
Bone Rd
Sackner Rd
Highview Ridge Rd
Buckhorn Lake Rd
Millpond Rd
Hegel Rd
Terrace Rd
Davisburg Rd
Parker Rd
W Rose Center Rd
Dermode Rd
Ranch Rd
Munger Rd
Rose Center Rd
0.5 0 0.5 1 Miles

VI. 2017 Community Survey Results

Rose Township Master Plan / Parks and Recreation Master Plan

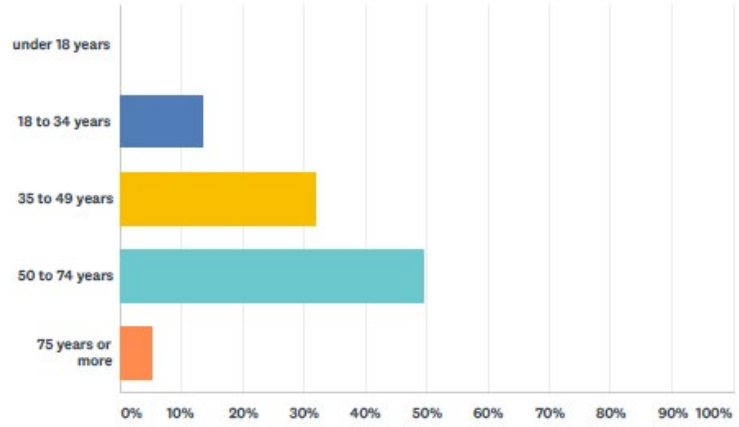
Online Survey Results

Question #1: Are you a township resident? (Answered: 97 Skipped: 0)



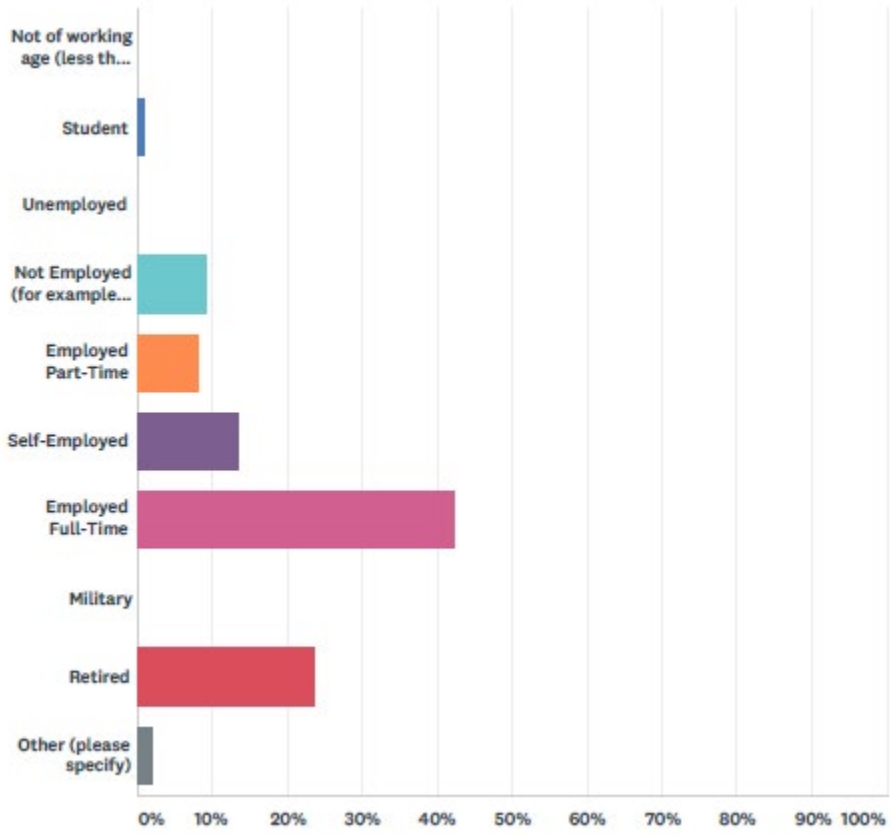
Answer Choices	Responses	Count
Yes	92.78%	90
No	7.22%	7
TOTAL	-	97

Question #2: What is your age? (Answered: 97 Skipped: 0)



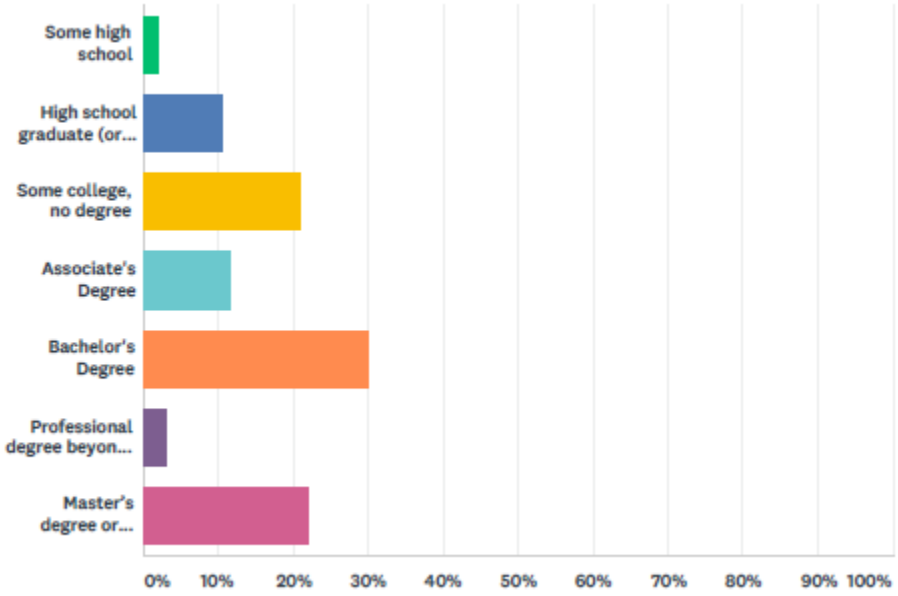
Answer Choices	Responses	Count
under 18 years	0.00%	0
18 to 34 years	13.40%	13
35 to 49 years	31.96%	31
50 to 74 years	49.48%	48
75 years or more	5.15%	5
TOTAL	-	97

Question #3: What is your occupational status? (Answered: 97 Skipped: 0)



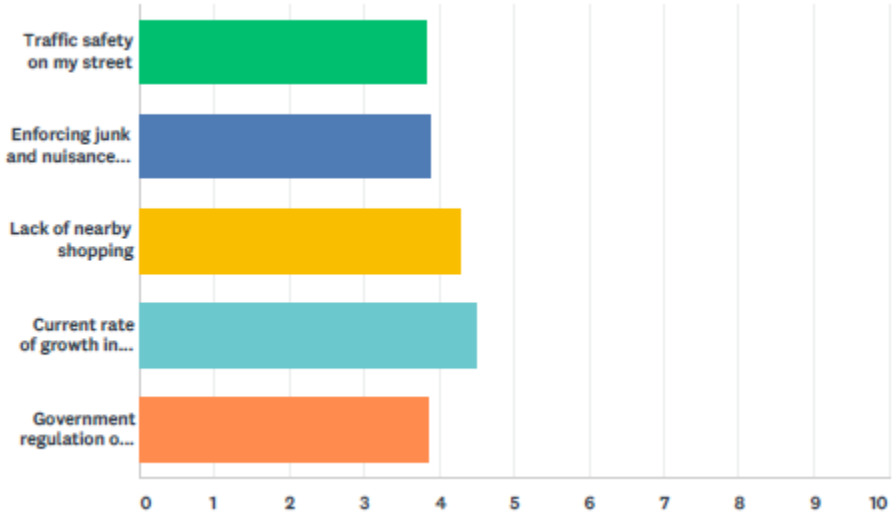
Answer Choices	Responses	Count
Not of working age (less than 16 years old)	0.00%	0
Student	1.03%	1
Unemployed	0.00%	0
Not Employed (ex: stay-at-home parent, disabled, etc.)	9.28%	9
Employed Part-Time	8.25%	8
Self-Employed	13.40%	13
Employed Full-Time	42.27%	41
Military	0.00%	0
Retired	23.71%	23
Other (please specify)	2.06%	2
TOTAL	-	97

Question #4: What is the highest degree or level of education you have attained? (Answered: 96 Skipped: 1)



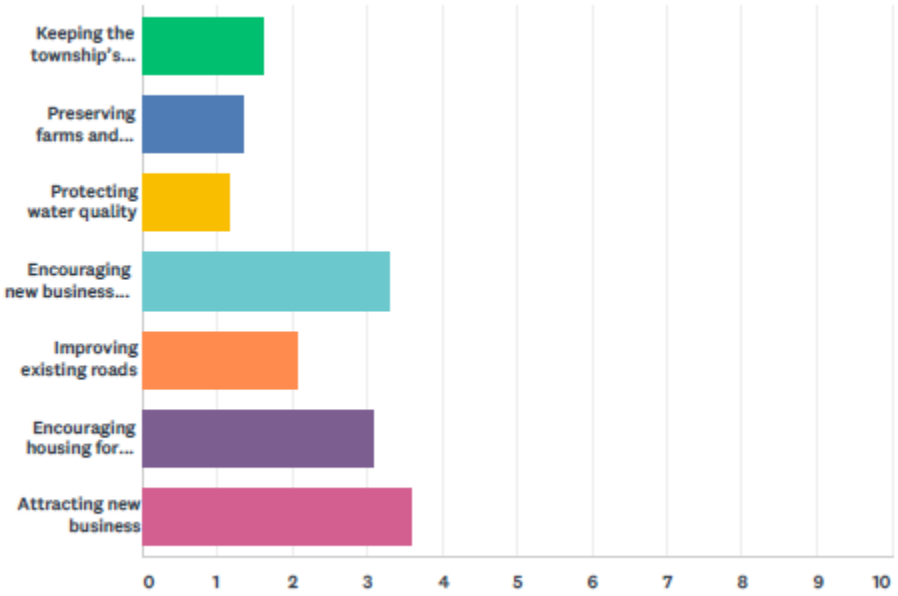
Answer Choices	Responses	Count
Some high school	2.08%	2
High school graduate (or GED equivalent)	10.42%	10
Some college, no degree	20.83%	20
Associate's Degree	11.46%	11
Bachelor's Degree	30.21%	29
Professional degree beyond a bachelor's degree	3.13%	3
Master's degree or higher	21.88%	21
TOTAL	-	96

Question #5: How much of a problem TO YOU are the following conditions? (Answered: 87 Skipped: 10)



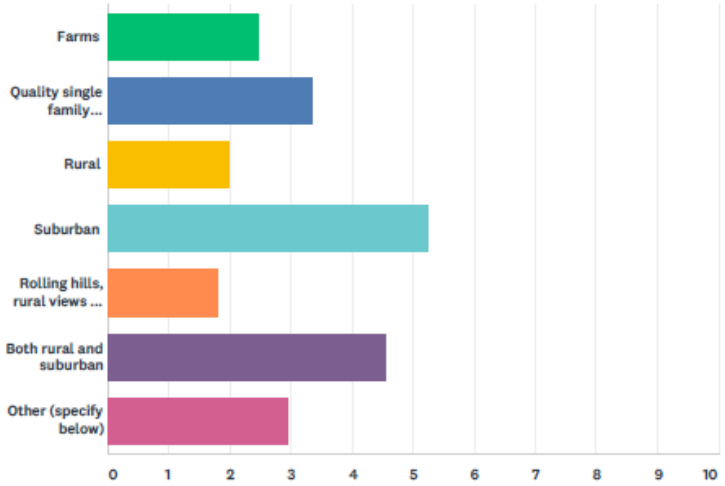
	A Significant Problem	A Big Problem	A Problem	A Very Minor Problem	Not a Problem	Total
Traffic safety on my street	10.47% (7)	6.98% (6)	16.28% (14)	22.09% (19)	44.19% (38)	86
Enforcing junk and nuisance ordinances	8.14% (7)	5.81% (5)	13.95% (12)	32.56% (28)	39.53% (34)	86
Lack of nearby shopping	1.15% (1)	3.45% (3)	16.09% (14)	25.29% (22)	54.02% (47)	87
Current rate of growth in the township	0.00% (0)	2.38% (2)	7.14% (6)	28.57% (24)	61.90% (52)	84
Government regulation on the use of my property	10.47% (9)	3.49% (3)	19.77% (17)	20.93% (18)	45.35% (39)	86

Question #6: How important are these issues TO YOU for the next 10 years? (Answered: 87 Skipped: 10)



	Very Important	Important	Somewhat Important	Slightly Important	Not Important at all
Keeping the township's character the same	62.07% (54)	24.14% (21)	6.90% (6)	4.60% (4)	2.30% (2)
Preserving farms and agriculture	72.41% (63)	21.84% (19)	2.30% (2)	3.45% (3)	0.00% (0)
Protecting water quality	88.51% (77)	8.05% (7)	1.15% (1)	2.30% (2)	0.00% (0)
Encouraging new businesses and services	10.34% (9)	21.84% (19)	20.69% (18)	20.69% (18)	26.44% (23)
Improving existing roads	37.93% (33)	33.33% (29)	16.09% (14)	9.20% (8)	3.45% (3)
Encouraging housing for seniors	9.20% (8)	29.89% (26)	21.84% (19)	20.69% (18)	18.39% (16)
Attracting new business	9.20% (8)	16.09% (14)	17.24% (15)	21.84% (19)	35.63% (31)

Question #7: What defines the CHARACTER of Rose Township? Rank the following in order of importance by marking 1 for your first choice, 2 for your second, etc. (Answered: 87 Skipped: 10)

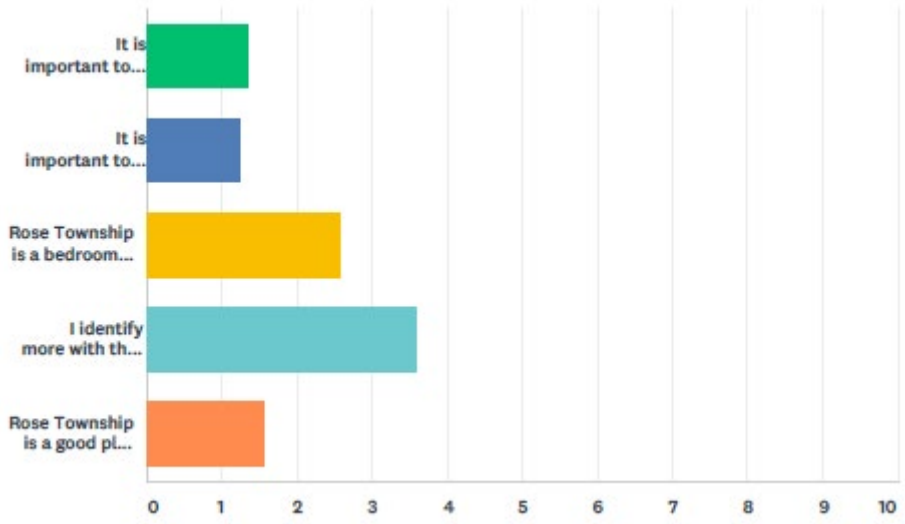


	1	2	3	4	5	6	Total
Farms	24.71% (21)	24.71% (21)	34.12% (29)	14.12% (12)	0.00% (0)	2.35% (2)	85
Quality single family neighborhoods	19.48% (15)	15.58% (12)	15.58% (12)	24.68% (19)	10.39% (8)	14.29% (11)	77
Rural	40.23% (35)	36.78% (32)	13.79% (12)	4.60% (4)	3.45% (3)	1.15% (1)	87
Suburban	2.90% (2)	4.35% (3)	2.90% (2)	5.80% (4)	21.74% (15)	63.32% (43)	69
Rolling hills, rural views and other natural features	57.65% (49)	17.65% (15)	15.29% (13)	8.24% (7)	0.00% (0)	1.18% (1)	85
Both rural and suburban	5.26% (4)	7.89% (6)	3.95% (3)	15.79% (12)	44.74% (34)	22.37% (17)	76
Other	41.18% (7)	5.88% (1)	5.88% (1)	23.53% (4)	11.76% (2)	11.76% (2)	17

Comments:

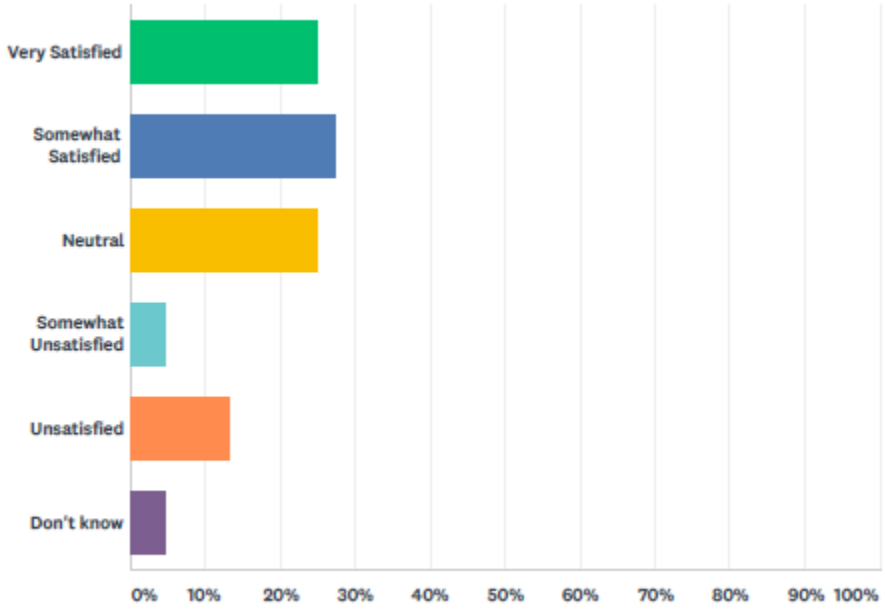
- Not a bunch of subdivisions! Don't need them
- Proximity to a major metro area for work and shopping
- Others who move in should respect and care for roads and other property.
- Safe (adults not racing on roads, license firing guns, no camping on my property w/o permissions, no neighbors gulfing balls toward me and my home)
- WILDERNESS WALK AND BIKE TRAILS
- We need roads repaired
- Preservation of natural areas
- do not want open areas turning into subdivisions
- available medical services
- preserving wetlands, forest and rural area
- Please keep the twp rural.
- I love that this township has almost no commercial business. The rural atmosphere is the reason we moved here.
- natural resources

Question #8: Indicate your agreement or disagreement with the following: (Answered: 87 Skipped: 10)



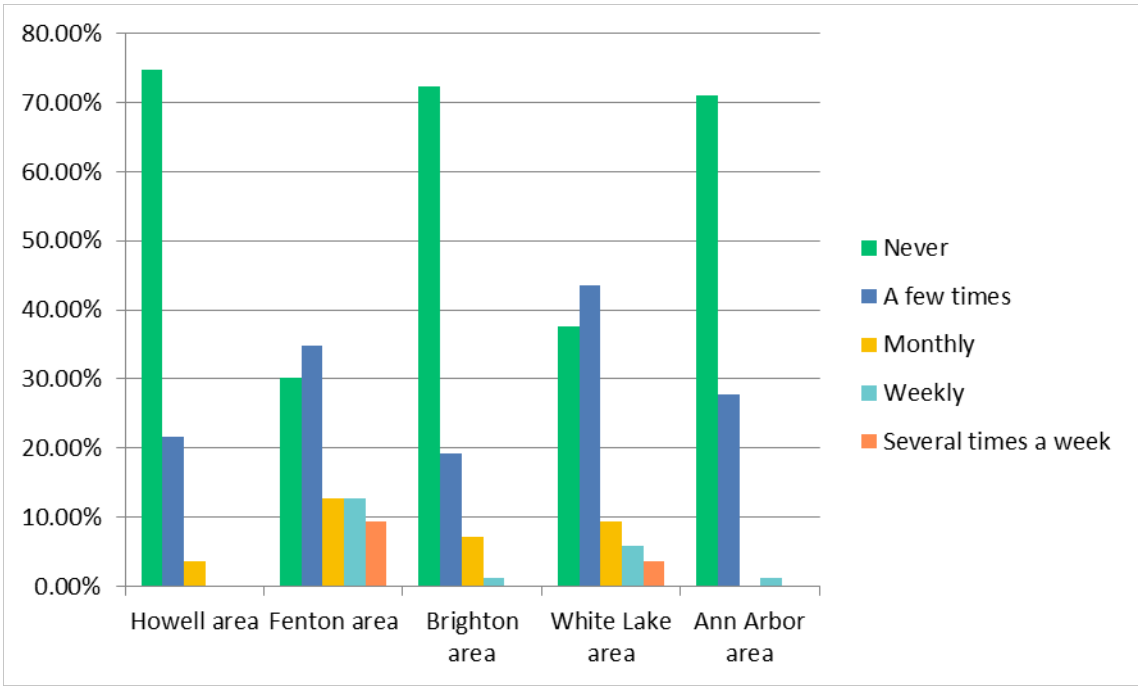
	Strongly Agree	Agree	Neutral/No Preference	Disagree	Strongly Disagree	Total
It is important to preserve Rose Township's rural heritage	70.11% (61)	25.29% (22)	4.60% (4)	0.00% (0)	0.00% (0)	87
It is important to preserve Rose Township's natural features	77.01% (67)	21.84% (19)	1.15% (1)	0.00% (0)	0.00% (0)	87
Rose Township is a bedroom community for the greater metro area	20.24% (17)	25.00% (21)	39.29% (33)	8.33% (7)	7.14% (6)	84
I identify more with the school district I live in than Rose Township	2.30% (2)	10.34% (9)	35.63% (31)	31.03% (27)	20.69% (18)	87
Rose Township is a good place to raise a family	55.81% (48)	31.40% (27)	12.79% (11)	0.00% (0)	0.00% (0)	86

Question #9: How satisfied are you with the existing parks and recreation facilities in Rose Township?
(Answered: 84 Skipped: 13)



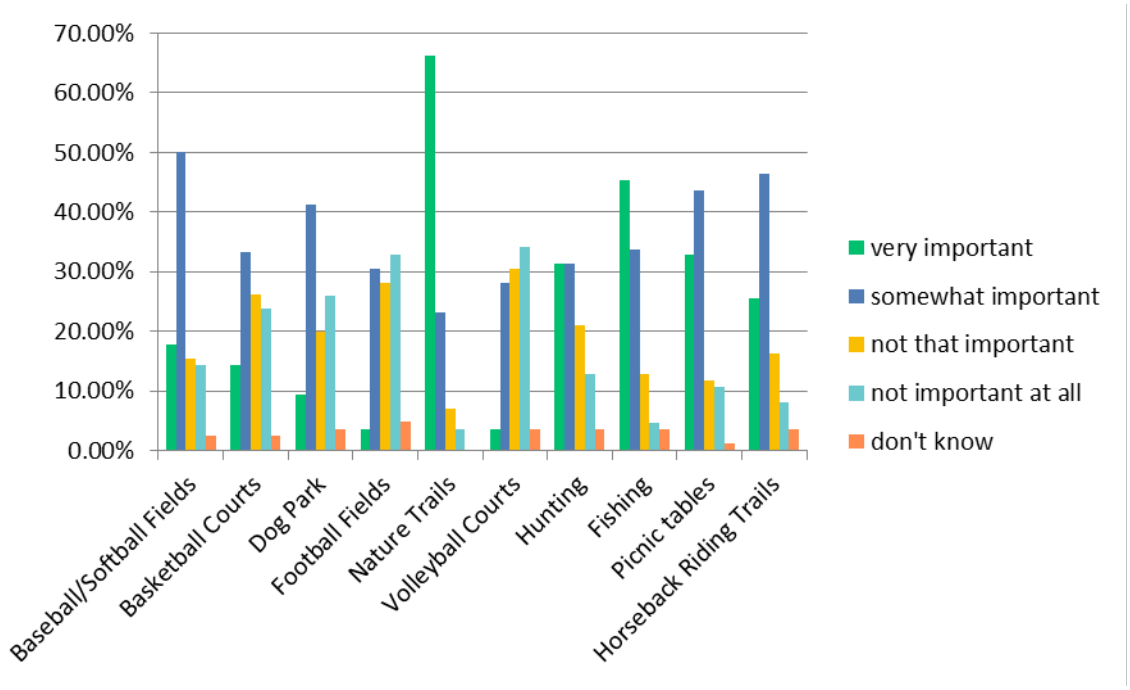
Answer Choices	Responses	Count
Very Satisfied	25.00%	21
Somewhat Satisfied	27.38%	23
Neutral	25.00%	21
Somewhat Unsatisfied	4.76%	4
Unsatisfied	13.10%	11
Don't Know	4.76%	4
Total	-	84

Question #10: In the past year, how often have you visited the following areas for recreational purposes? (Answered: 86 Skipped: 10)



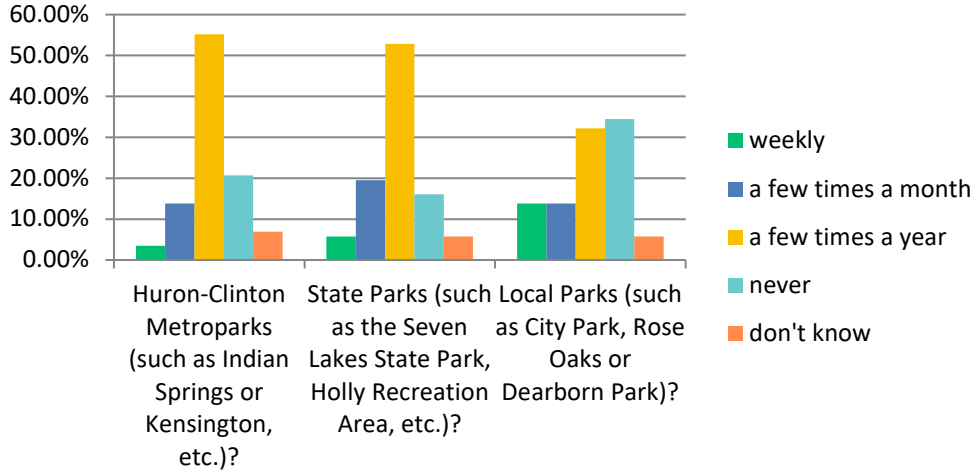
	Never	A Few Times	Monthly	Weekly	Several Times a Week	Total
Howell Area	74.70% (62)	21.69% (18)	3.61% (3)	0.00% (0)	0.00% (0)	83
Fenton Area	30.23% (26)	34.88% (30)	12.79% (11)	12.79% (11)	9.30% (8)	86
Brighton Area	72.29% (60)	19.28% (16)	7.23% (6)	1.20% (1)	0.00% (0)	83
White Lake Area	37.65% (32)	43.53% (37)	9.41% (8)	5.88% (5)	3.53% (3)	85
Ann Arbor Area	71.08% (59)	27.71% (23)	0.00% (0)	1.20% (1)	0.00% (0)	83

Question #11: How important are the following outdoor recreation facilities in Rose Township? (Answered: 87 Skipped: 10)



	Very Important	Somewhat Important	Not That Important	Not Important At All	Don't Know	Total
Baseball/Softball Fields	17.86% (15)	50.00% (42)	15.48% (13)	14.29% (12)	2.38% (2)	84
Basketball Courts	14.29% (12)	33.33% (28)	26.19% (22)	23.81% (20)	2.38% (2)	84
Dog Park	9.41% (8)	41.18% (35)	20.00% (17)	25.88% (22)	3.53% (3)	85
Football Fields	3.66% (3)	30.49% (25)	28.05% (23)	32.93% (27)	4.88% (4)	82
Nature Trails	66.28% (57)	23.26% (20)	6.98% (6)	3.49% (3)	0.00% (0)	86
Volleyball Courts	3.66% (3)	28.05% (23)	30.49% (25)	34.15% (28)	3.66% (3)	82
Hunting	31.40% (27)	31.40% (27)	20.93% (18)	12.79% (11)	3.49% (3)	86
Fishing	45.35% (39)	33.72% (29)	12.79% (11)	4.65% (4)	3.49% (3)	86
Picnic Tables	32.94% (28)	43.53% (37)	11.76% (10)	10.59% (9)	1.18% (1)	85
Horseback Riding Trails	25.58% (22)	46.51% (40)	16.28% (14)	8.14% (7)	3.49% (3)	86

Question #12: How often do you use the following types of facilities? (Answered: 87 Skipped: 10)

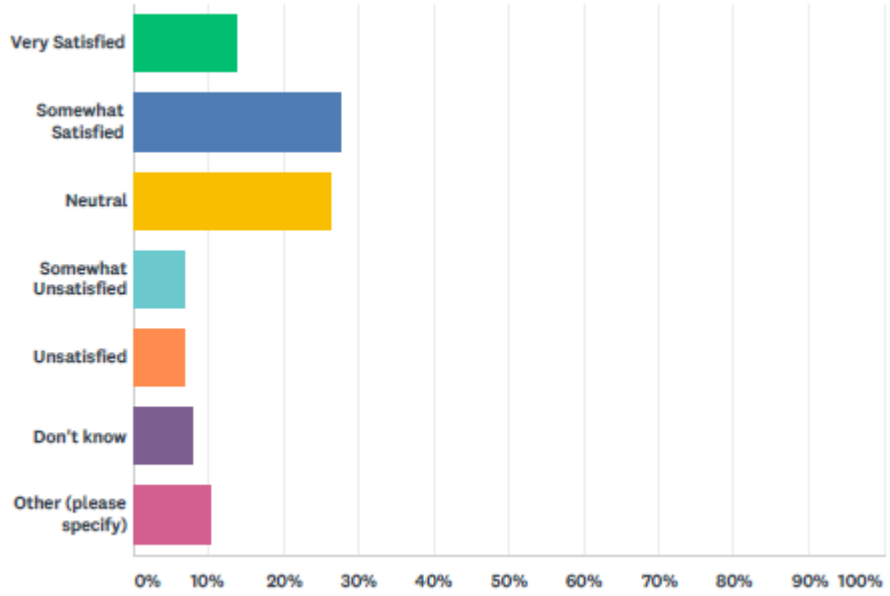


	Weekly	A Few Times a Month	A Few Times a Year	Never	Don't Know
Huron-Clinton Metroparks (such as Indian Springs or Kensington, etc.)?	3.45%	13.79%	55.17%	20.69%	6.90%
State Parks (such as the Seven Lakes State Park, Holly Recreation Area, etc.)?	5.75%	19.54%	52.87%	16.09%	5.75%
Local Parks (such as City Park, Rose Oaks or Dearborn Park)?	13.79%	13.79%	32.18%	34.48%	5.75%

Question #13: Please list any other park facilities you use not listed above including school facilities, county facilities, other communities' facilities, or privately owned facilities such as golf courses and bowling alleys. (Answered: 20 Skipped: 77)

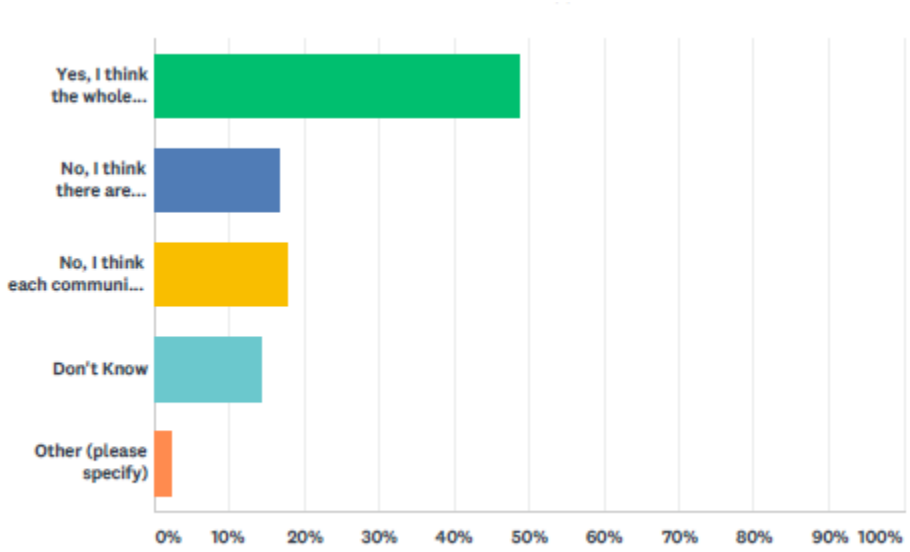
- Camping
- Playgrounds, golf
- The Oakland County Parks, the parks in Holly, the pool facilities in Milford
- bike trails in the region like Lansing, Petoskey, Wisconsin, many others
- State Rd playground, Linden park across from Byram Lake
- HARTLAND AND LOOSE SENIOR CENTERS IN HARTLAND AND LINDEN
- Shiawassee overlook trails, Water works park. Shiawassee river leading to Fenton.
- Huron Valley Soccer Field and Milford YMCA walking path
- Holly Lanes
- Kensington Metro Park
- Rose Pioneer Elementary basketball hoops
- Shiawassee Basin preserve playground
- Paved bike trails. Splash pad. Swing sets. Hockey rink. Horse shoes. Disc golf.
- Sorensen Park
- Bush Lake swimming area in Holly, Lakeside Park
- New walking trail behind Holly High School, Paint Creek Rail to Trails, Clinton River Rails to Trails
- Big Valley - owned by Michigan Nature Association
- n/a
- haven't had time
- no golf courses, regional trails and rec like up north

Question #14: How satisfied are you with the existing recreation programs in Rose Township?
(Answered: 87 Skipped: 10)



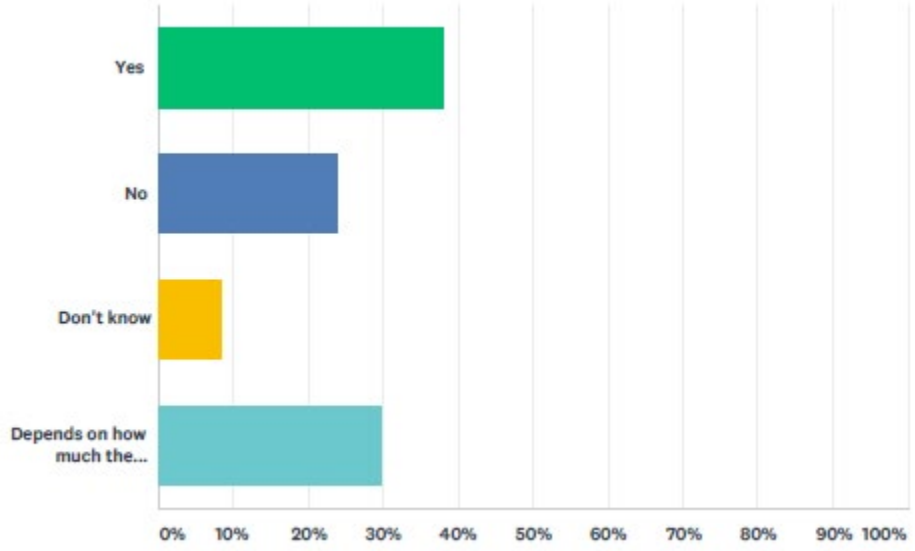
	Percent	Count
Very Satisfied	13.79%	12
Somewhat Satisfied	27.59%	24
Neutral	26.44%	23
Somewhat Unsatisfied	6.90%	6
Unsatisfied	6.90%	6
Don't know	8.05%	7
Other (please specify)	10.34%	9

Question #15: Would you support the creation of a Regional Authority, comprised of residents from Rose Township and surrounding communities, that would collectively maintain the parks and organize recreation programs? (Answered: 84 Skipped: 13)



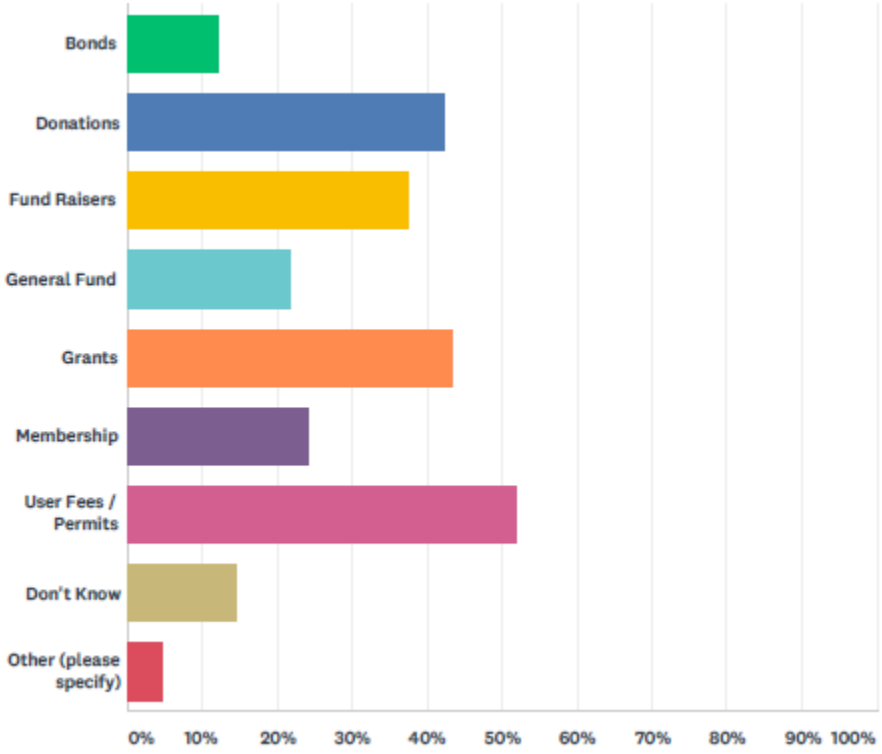
	Percent	Count
Yes, I think the whole region should cooperate to provide parks and recreation	48.81%	41
No, I think there are enough parks and recreation programs now	16.67%	14
No, I think each community should provide for their own parks and recreation	17.86%	15
Don't Know	14.29%	12
Other (please specify)	2.38%	2

Question #16: Would you support a small millage to help pay for parks and recreation facilities or improvements in the area? (Answered: 84 Skipped: 13)



	Percent	Count
Yes	38.10%	32
No	23.81%	20
Don't know	8.33%	7
Depends on how much the millage is	29.76%	25

Question #17: How should Rose Township fund parks without a tax assessment? (Answered: 83 Skipped: 14)



	Percent	Count
Bonds	12.05%	10
Donations	42.17%	35
Fund Raisers	37.35%	31
General Fund	21.69%	18
Grants	43.37%	36
Membership	24.10%	20
User Fees / Permits	51.81%	43
Don't Know	14.46%	12
Other (please specify)	4.82%	4

VII. 2026 Public Workshop

On April 2, 2026 the Planning Commission held a public workshop to discuss the 2026 update to the Township Master Plan.

Approximately 20 residents attended the meeting and put forth comments to maintain the rural character of the Township.

The main focus of comment was on the potential future land use classification for the former school site southeast of the Rose Center/Hickory Ridge intersection.

Options were presented to change the classification to either Rural Preservation / Agriculture or Rural Residential / Agriculture from Conservation / Recreation / Public.

The majority of the residents felt the less dense category of Rural Preservation / Agriculture was more appropriate, though there was some limited support for Rural Residential / Agriculture.