

2025 - 2045

MASTER PLAN



**ALMONT
TOWNSHIP**

Table of Contents

Chapter 1	Executive Summary, Introduction, and History	1-1
	Executive Summary	1-1
	Introduction.....	1-1
	History	1-2
Chapter 2	Demographics.....	2-1
	Population Growth Overtime.....	2-1
	Age	2-2
	Race	2-3
	Gender.....	2-4
	Economic.....	2-5
	Income Types	2-5
	Income Distribution.....	2-5
	Occupations	2-6
	Worker Inflow and Outflow	2-7
	Commute Times	2-10
	Housing	2-11
	Housing Unit types	2-11
	Housing Value	2-13
	Household Size.....	2-13
	Housing Tenure	2-13
	Housing Vacancy.....	2-14
Chapter 3	Natural Features	3-1
	Introduction.....	3-1
	Surface Water	3-2
	Floodplains	3-3
	Floodplain General Information.....	3-4
	Wetlands.....	3-4
	Wetlands General Information	3-5
	Significance of Wetlands.....	3-5
	Types of Wetlands General Information	3-6
	NREPA Part 303.....	3-6
	Watersheds	3-6
	Significance of Watersheds.....	3-7
	Suitable Soils for Agriculture.....	3-8

General Information of Soils.....	3-9
Soil Descriptions.....	3-9
Land Cover (Woodland).....	3-12
Woodlands in Almont.....	3-12
Significance of Woodlands.....	3-13
Types of Woodlands (commonly found in Michigan).....	3-13
Septic Suitability.....	3-14
Topography.....	3-15
Chapter 4 Existing Land Use Plan.....	4-1
Introduction.....	4-1
Methodology.....	4-1
Land Use Categories.....	4-1
Agricultural.....	4-2
Residential.....	4-2
Commercial.....	4-2
Industrial.....	4-2
Water.....	4-2
Land Use Distribution.....	4-2
Chapter 5 Survey.....	5-1
Introduction.....	5-1
Survey Results.....	5-1
Chapter 6 Goals, Strategies, and Tasks.....	6-1
Planning Commission and Community Development Objectives.....	6-1
Chapter 7 Future Land Use Plan.....	7-1
Introduction.....	7-1
Land Use Classifications.....	7-4
AR - Agricultural.....	7-4
R-1A - Residential - Low.....	7-4
MHP - Mobile Home Park.....	7-4
RM - Multiple Family.....	7-4
C-1 - Commercial.....	7-5
I - Industrial.....	7-5
PUD - Planned Unit Development.....	7-5
Future Land Use.....	7-5
Zoning Plan.....	7-6

Recommended Zoning Ordinance Amendments.....	7-7
Annual Report.....	7-7
Five-Year Review	7-7
Standards for Review	7-8
Implementation.....	7-8
Strategic Implementation Plan	7-9
Appendix A: Community Input Documentation	A
Appendix B: Adoption Documentation.....	B

List of Tables

Table 2-1: 1970 - 2020 Population Comparison	2-1
Table 2-2: Age, 2020	2-2
Table 2-3: Race, 2020	2-4
Table 2-4: Gender, 2020 Population	2-4
Table 2-5: Median Household Income in 2020 Dollars	2-5
Table 2-6: 2020 Income Types.....	2-5
Table 2-7: Household Income Distribution	2-6
Table 2-8: Occupations.....	2-7
Table 2-9: Resident and Worker Origin/Destination	2-10
Table 2-10: Travel Time to Work.....	2-10
Table 2-11: Year Structure Built, Occupied Housing Units.....	2-11
Table 2-12: Housing Unit Type.....	2-12
Table 2-13: Home Value, 2020.....	2-13
Table 2-14: Household Size	2-13
Table 2-15: Housing Tenure.....	2-14
Table 2-16: Housing Vacancy	2-14
Table 4-1: Existing Land Use	4-2
Table 7-1: Future Land Use.....	7-6
Table 7-2: Zoning Plan Summary.....	7-6
Table 7-3: Strategic Implementation Plan	7-9

List of Maps

Map 3-1: Surface Water.....	3-2
Map 3-2: Floodplains	3-3
Map 3-3: Wetlands Inventory Map.....	3-4
Map 3-4: Watersheds	3-7
Map 3-5: Suitable Soils for Agriculture	3-8
Map 3-6: Soil Associations	3-11
Map 3-7: Land Coverage	3-12
Map 3-8: Woodlands.....	3-14
Map 3-9: Septic Suitability	3-15
Map 3-10: Topography	3-16
Map 4-1: Existing Land Use Map	4-4
Map 7-1: Composite Future Land Use	7-3

List of Figures

Figure 2-1: % Population Change 1970 - 2020.....	2-2
Figure 2-2: Age, 2020	2-3
Figure 2-3: Household Income Distribution	2-6
Figure 2-4: Occupation.	2-7
Figure 2-5: Almont Township Inflow vs Outflow	2-8
Figure 2-6: Inflow/Outflow Job Counts, 2020	2-9
Figure 4-1: Existing Land Use, 2024	4-3
Figure 5-1: Connection	5-1
Figure 5-2: Length of Residency	5-2
Figure 5-3: Length of Business.....	5-2
Figure 5-4: Most Valued	5-3
Figure 5-5: Age	5-3
Figure 5-6: Community Services	5-4
Figure 5-7: Community Ratings.....	5-4
Figure 5-8: Economy.....	5-5
Figure 5-9: Desired Businesses/Activities.....	5-5
Figure 5-10: Housing	5-6
Figure 5-11: Transportation.	5-7
Figure 5-12: Environment.	5-7
Figure 5-13: Outdoor/Recreational Activities	5-8
Figure 5-14: The Future.....	5-8

List of Acronyms

EGLE	Michigan Department of Environment, Great Lakes, and Energy
FEMA	Federal Emergency Management Administration
LCRC	Lapeer County Road Commission
MDARD	Michigan Department of Agriculture and Rural Development
MDNR	Michigan Department of Natural Resources
MPEA	Master Planning Enabling Act
NFIP	National Flood Insurance Program
NREPA	Natural Resources and Environmental Protection Act, 1994 PA 451, as amended
USGS	United States Geological Survey

Chapter 1 Executive Summary, Introduction, and History

Executive Summary

The Almont Township Master Plan 2025-2045 is adopted under the authority of the Master Planning Enabling Act (MPEA) PA 33 of 2008 as amended. The creation of this Master Plan is based off the previous Master Plan adopted in 2018. The purpose of this Master Plan is to help provide policy direction regarding development over the next 20 years. Some of the major objectives of the plan are to provide current and future residents to be sustainable economically, socially, and environmentally.

Incorporated in the Master Plan are sections on the history of Almont, neighboring communities' future land use classifications; transportation systems; physical and environmental characteristics including soil types, climate, topography, floodplain areas, storm water drainage, wetlands, and other environmental concerns; an existing land use inventory comparison; and community characteristics of population, housing, and economic conditions of the township.

As part of the creation of the Master Plan, the township utilized a community survey which allowed residents to go online or mail in their paper survey on a variety of questions related to the Master Plan. The Planning Commission and Township Board of Trustees worked jointly to develop goals, objectives, and strategies for the Master Plan.

This document provides the basis for the Almont Township Zoning Ordinance. In compliance with requirements of the MPEA, the Master Plan includes a zoning plan that ties the future land use recommendations of the plan with zoning districts of the zoning ordinance. The implementation plan includes discussion of a capital improvement plan and includes a strategic plan element that identifies the priority implementation activities. The Planning Commission will use this strategic plan as the basis for its work plan over the next three to five years. The plan also looks forward to the five-year review required for all Master Plans under the MPEA. It includes a process and set of evaluation criteria that the Planning Commission may use to undertake the plan's review. Additionally, there is also criteria for using the plan as the basis for review of a text amendment to the zoning ordinance or rezoning to change the zoning map.

Introduction

The Almont Township Master Plan is a policy document developed by the Planning Commission to help guide long-range decision making related to land use and development topics. The Master Plan is not a zoning ordinance. The Master Plan does not change the zoning classification of individual properties. When individual properties are proposed for rezoning, the goals, objectives,

and land use proposals of the Master Plan will guide the recommendations of the Planning Commission and the legislative decisions of the Township Board of Trustees.

Additionally, it is important to emphasize that the Master Plan is long-range in scope. Many of the recommendations presented will take years to accomplish. Others may never be accomplished due to factors outside the control of the township. However, the township will continue to look to the comprehensive plan for guidance in future decision making.

Public comments on the Master Plan or other aspects of the Planning Commission and Zoning Board of Appeals are always welcome and encouraged. They can be addressed to the Almont Township Planning Commission.

The township carefully considers the planning and zoning schemes of those communities which surround it (Armada, Attica, Berlin, Bruce, Dryden, Imlay, Mussey Townships, and the village). This ideal is reiterated within the state's planning policies for master planning, which requires Master Plans and planning policies to be reviewed by surrounding communities. Land use decisions for those properties which abut adjoining communities should consider adjoining communities planning policies while protecting the township's right to plan and zone as deemed appropriate. The communities which surround Almont Township have similar planning policies as the township: preserving agricultural land uses wherever possible, maintaining larger, more rural single-family lots, and allowing nonresidential land uses in those areas where such uses are most desirable and most viable such as along Van Dyke.

History

The first record of settlement in Almont can be traced to 1827, when a road was cut through the wilderness, near what is now Main Street in the village. The first homestead was located near the corner of Van Dyke and Hollow Corners Road. By 1833, there was a noticeable increase of settlers to the area.

In 1836, the village was platted into building lots and contained five dwellings: a school, hotel, store, blacksmith shop, and a shoe shop. A postal route was also established from Mt. Clemens to Lapeer, via Macomb, Washington, Romeo, Bruce, and Newburg; a distance of 48 miles. Almont received mail once a week from each direction. Development in this early settlement was aided by a waterwheel located along the river that winds through the village. This waterwheel was the only source of power for area mills and factories.

The population of the village reached 888 persons by 1840. Access to the settlement was provided by a stagecoach route, operated between Newburg and Royal Oak, via Romeo and Utica. In 1839, the railroad between Detroit and Birmingham was completed. By 1843, the railroad was extended to Pontiac, with a stagecoach providing access to points further north. Regular

stagecoach service was provided between Newburg and the following communities: Ridgeway, Romeo, and Metamora.

In 1840, the first wagon shop was started. Wagon and carriage-making were, in later years, to become important and prosperous industries in the area. A farm implement foundry was started in 1844.

Up until 1846, the name Bristol had adhered to the township, and Newburg to the village. The postmaster at the time was instrumental in having the name of both communities changed to Almont after the well-known general, Juan N. Almont. The village incorporated in 1865, with a population of 818 persons. This is 100 more people than it had when it entered the twentieth century some 35 years later.

Almont was an important community during the settlement of Lapeer and Sanilac Counties and was important to the lumbering industry that was the foundation of the economy at the time. Almont's regional setting would have been further enhanced were it not for the peculiarity of its location, being out of line of the railroad tracks that penetrated the new state. Almont, however, lay too far north to be in the line of the Romeo railroad and too far south to be entered by the Port Huron and Lake Michigan Railroad built in 1870. This location effectively prevented Almont from expanding much beyond its role as a small village. The railroad line that eventually reached Almont in 1882 was a narrow-gauge branch of the Port Huron and Northwest Railroad. The railroad was never extended west to Pontiac as originally intended and was subsequently abandoned in 1942.

The first electric streetcar from Detroit reached Almont in 1914. This streetcar also brought electricity with it, as Almont was one of the first communities in the area to be served by electric power. The electric powered transportation route was later extended to Imlay City and served the community until 1925. The tracks were torn out in 1929. Today, Almont is influenced by its proximity to major highways.

Chapter 2 Demographics

This chapter provides an overview of Almont Township’s socio-economic characteristics and changes along with comparison to date to Lapeer County and the State of Michigan as a whole. Having a strong understanding of demographics, economic and housing information, as well as change over time, allows the township to identify trends and craft goals and objectives based on the data.

It is important to note that the population within the Village of Almont is included within all Almont Township. For example, the 2020 population of Almont Township is reported as 6,961 and the Village of Almont population is 2,846. This means that there are 4,115 people that live within the township, but not within the village.

Population Growth Overtime

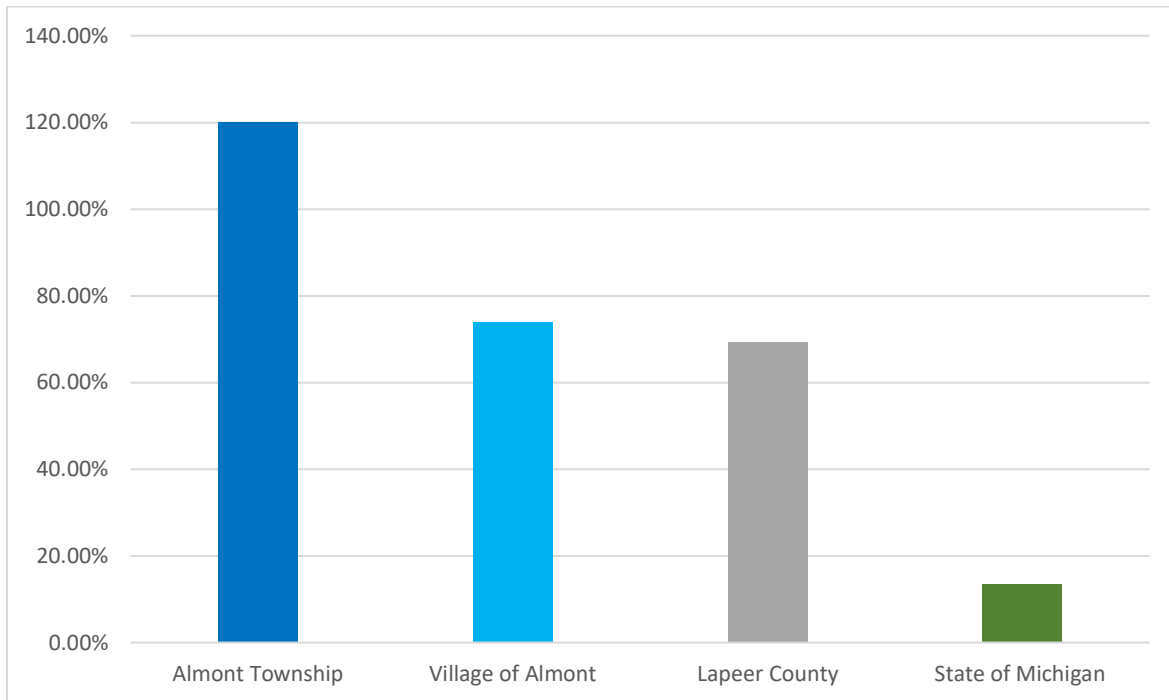
Table 2-1 shows population change for Almont Township, Almont Village, Lapeer County, and the State of Michigan from 1970 to 2020. Almont Township had an increase in population from 1970 to 2020, slower growth from 1980 to 1990, then once again a high percentage increase from 1990 to 2000. From 2000 to 2010, minimal growth occurred. This trend is mirrored in Lapeer County as a whole. From 2010 to 2020, Almont Township had minimal growth. Overall, during the 50-year period reflected in the table below, Almont Township grew by 120 percent.

Table 2-1: 1970 - 2020 Population Comparison

Community	Population						% Change	
	1970	1980	1990	2000	2010	2020	2010-2020	1970 - 2020
Almont Township	3,163	4,124	4,660	6,041	6,583	6,961	5.7%	+120%
Almont Village	1,634	1,857	2,354	2,803	2,674	2,846	6.4%	+74%
Lapeer County	52,317	70,038	74,768	87,904	88,319	88,619	+3%	+69.4%
State of Michigan	8,875,083	9,262,078	9,295,297	9,938,444	9,883,640	10,077,331	+1%	+13.5%

Source: 1970, 1980, 1990, 2000, 2010, 2020 US Census Bureau, United States Census

Figure 2-1: % Population Change 1970 - 2020



Age

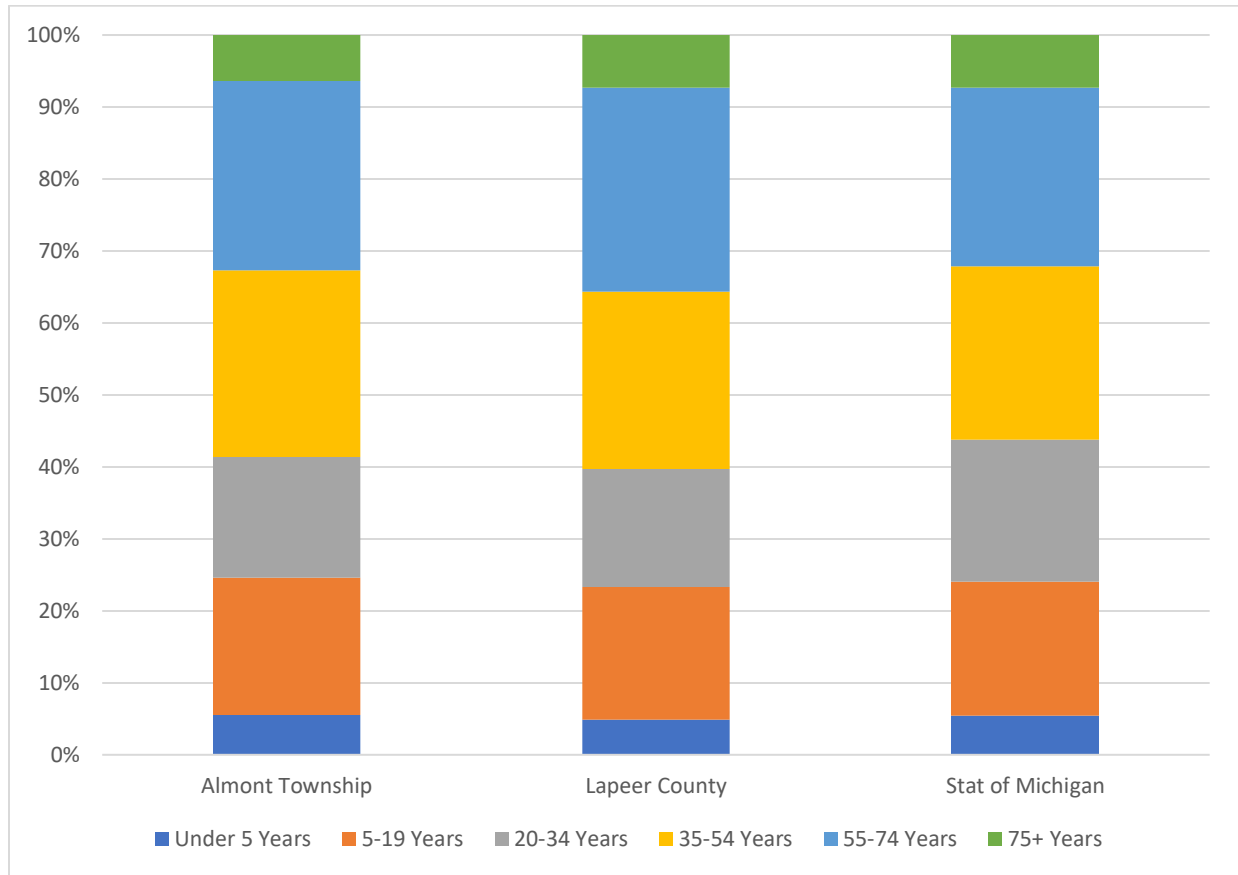
Table 2-2 compares age groups for Almont Township, Lapeer County, and the State of Michigan. In 2000, the median age of residents in Almont Township was 35.5. Which are several years younger than the county and state averages. A few notable observations for Almont Township are higher percentages of school age children from 5 to 19 years of age and adults 35 to 54 years of age. Another significant difference are few people aged 55+ that live in the township compared to county and state averages, making Almont Township a community working age adults and children.

Table 2-2: Age, 2020

	Almont Twp		Lapeer County		State of Michigan	
	#	%	#	%	#	%
Under 5 Years	382	5.5%	4,372	4.9%	548,875	5.4%
5-19 Years	1332	19.1%	16,330	18.4%	1,890,723	18.7%
20-34 Years	1158	16.7%	14,463	16.4%	1,978,757	19.7%
35-54 Years	1806	25.9%	21,803	24.6%	2,434,165	24.1%
55-74 Years	1833	26.3%	25,154	28.3%	2,495,612	24.8%
75+ Years	450	6.4%	6,497	7.3%	729,199	7.3%
Total Population	6961		88,619		10,077,331	
Median Age	35.5		44.4		40.1	

Source: 2020 U.S. Decennial Census Data

Figure 2-2: Age, 2020



Race

Table 2-3 compares the different race and ethnicity groupings that comprise the populations of Almont Township, Lapeer County, and the State of Michigan. Almont Township and Lapeer County have similar percentages of each ethnicity grouping present in their respective populations. White residents, comprise the large majority of both communities. Compared to the State of Michigan as a whole, the township is much less diverse. Michigan is comprised of 73.9 percent white individuals, and 26.1 percent of nonwhite individuals. Almont Township is home to 90.6 percent white individuals and 9.5 percent nonwhite individuals. Below are two separate tables for race and another for Hispanic and Latino. U.S. Census data categories Hispanic or Latino as an ethnicity and with many races.

Table 2-3: Race, 2020

	Almont Township		Lapeer County		State of Michigan	
	#	%	#	%	#	%
White	6,347	90.6%	80,249	90.6%	7,444,974	73.9%
Black or African American	18	1.1%	984	1.1%	1,376,579	13.7%
American Indian and Alaska Native	24	0.4%	361	0.4%	61,261	0.6%
Asian	30	0.5%	408	0.5%	334,300	3.3%
Native Hawaiian and Other Pacific Islander	0	0%	8	0%	3,051	0.0%
Some other race	153	1.7%	1,484	1.7%	221,851	2.2%
Two or more races	389	5.8%	5,125	5.8%	635,315	6.3%
Total Population	6,961		88,619		10,077,331	

Source: 2020 U.S. Decennial Census Data

Table 2.3.1: Hispanic and Latino Race, 2020

	Almont Township		Lapeer County		State of Michigan	
	#	%	#	%	#	%
Hispanic or Latino	327	4.7%	4,244	4.8%	564,422	5.6%
Not Hispanic or Latino	6,634	95.3%	84,375	95.2%	9,512,909	94.4%
Total Population	7,288		92,863		10,077,331	

Source: 2020 U.S. Decennial Census Data

Gender

Table 2-4 compares the number of males and females in the population of Almont Township, Lapeer County, and the State of Michigan. Males make up the majority of the population in both Almont Township and Lapeer County as a whole, comprising 51 and 50.8 percent of the populations, respectively. In the State of Michigan as a whole, females hold nearly a 1.4 percent advantage over males, comprising 50.7 percent of the population.

Table 2-4: Gender, 2020 Population

	Almont Township		Lapeer County		State of Michigan	
	#	%	#	%	#	%
Male	3,553	51.0%	45,062	50.8%	4,970,856	49.3%
Female	3,408	49.0%	43,557	49.2%	5,106,475	50.7%
Total Population	6,961		88,619		10,077,331	

Source: 2020 U.S. Decennial Census Data

Economic

Table 2-5 shows the median household income for Almont Township in 2020 was \$78,710. Almont Township’s median household income is roughly \$7,000 higher than the median household income for Lapeer County as a whole, and roughly \$19,000 higher than the State of Michigan as a whole.

Table 2-5: Median Household Income in 2020 Dollars

Almont Township	Lapeer County	State of Michigan
\$78,710	\$71,479	\$59,234

Source: 2020 American Community Survey

Income Types

Table 2-6 shows the number of households with earning and the sources of those earnings in Almont Township. The categories are not exclusive, so a household may have earnings from multiple sources including dividends, social security, or a retirement income such as a pension or 401K. A significant number of households in Almont Township have earnings from sources other than jobs shown in Table 2-6.

Table 2-6: 2020 Income Types

Almont Township	
Total Households	2,532
With Earnings	2,116
With Interests, Dividends, Rental Income	462
With Social Security Income	723
With Supplemental Security Income (SSI)	93
With Public Assistance	190
With Retirement Income	529
With Other Types of Income	270

Source: 2020 American Community Survey

Income Distribution

Table 2-7 shows income levels for households in Almont Township, Lapeer County, and the State of Michigan as a whole according to the 2020 Census Data. Over 56.3 percent of Almont Township homes earn more than \$75,000 per year. This is much higher than the percentage of homes in Lapeer County at 41.9 and Michigan at 39.2 percent that earn more than \$75,000 per year. Overall, Almont Township has fewer low-income households than the county and state, and more high-income households.

Table 2-7: Household Income Distribution

	Almont Township		Lapeer County		State of Michigan	
	#	%	#	%	#	%
Less than \$10,000	127	5.0%	1,709	5.0%	254,424	6.4%
\$10,000-\$14,999	56	2.2%	994	2.9%	164,841	4.1%
\$15,000-\$24,999	144	5.7%	2,595	7.6%	364,976	9.2%
\$25,000-\$34,999	132	5.2%	2,822	8.3%	383,601	9.6%
\$35,000-\$49,999	256	10.1%	4,612	13.5%	527,421	13.3%
\$50,000-\$74,999	393	15.5%	7,166	21.1%	723,559	18.2%
\$75,000-\$99,999	551	21.8%	5,201	15.3%	515,271	12.9%
\$100,000-\$149,999	507	20.0%	5,555	16.3%	582,349	14.6%
\$150,000 or more	366	14.5%	3,387	9.9%	463,966	11.7%
Median Household Income	78,710		65,197		59,234	
Total Households	2,532		34,041		3,980,408	

Source: 2020 American Community Survey

Figure 2-3: Household Income Distribution



Occupations

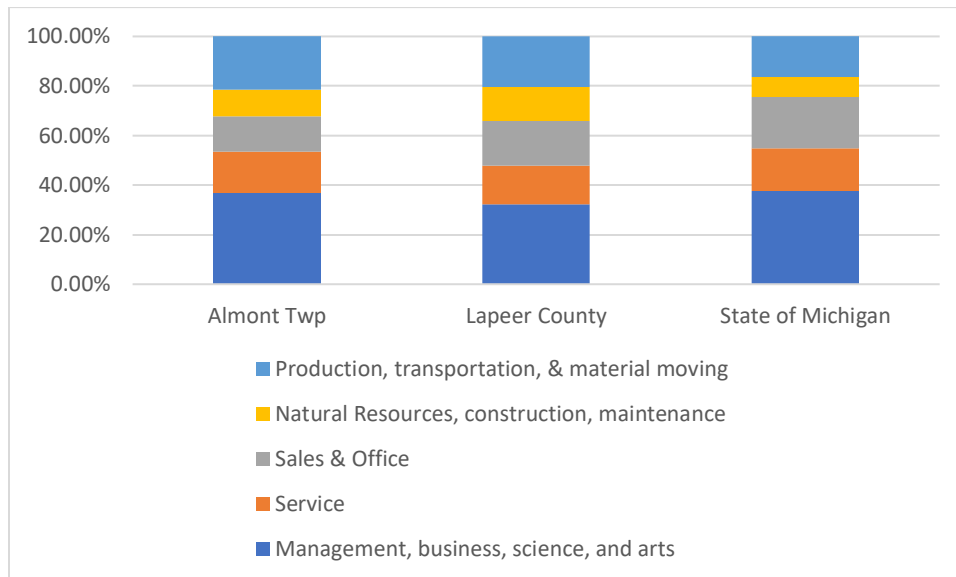
Table 2-8 shows occupations for workers aged 16 years and older who live in Almont Township, Lapeer County, and the State of Michigan as a whole. The most common source of employment in Almont is the category Management, Business, Science, and the Arts; over 36 percent of employed residents of Almont fall into this category. The same is true for Lapeer County at 32 percent, and the State of Michigan at 37 percent.

Table 2-8: Occupations

Occupation	Almont Township		Lapeer County		State of Michigan	
	#	%	#	%	#	%
Management, business, science, and arts	1,312	36.7%	12,904	32.2%	1,752,147	37.6%
Service	606	16.9%	6,250	15.6%	805,030	17.3%
Sales & Office	507	14.2%	7,195	18.0%	962,900	20.7%
Natural Resources, construction, maintenance	385	10.8%	5,532	13.8%	366,692	7.9%
Production, transportation, & material moving	768	21.5%	8,194	20.4%	771,588	16.6%
Total residents employed over age 16	3,578		40,075		4,658,357	

Source: 2020 American Community Survey

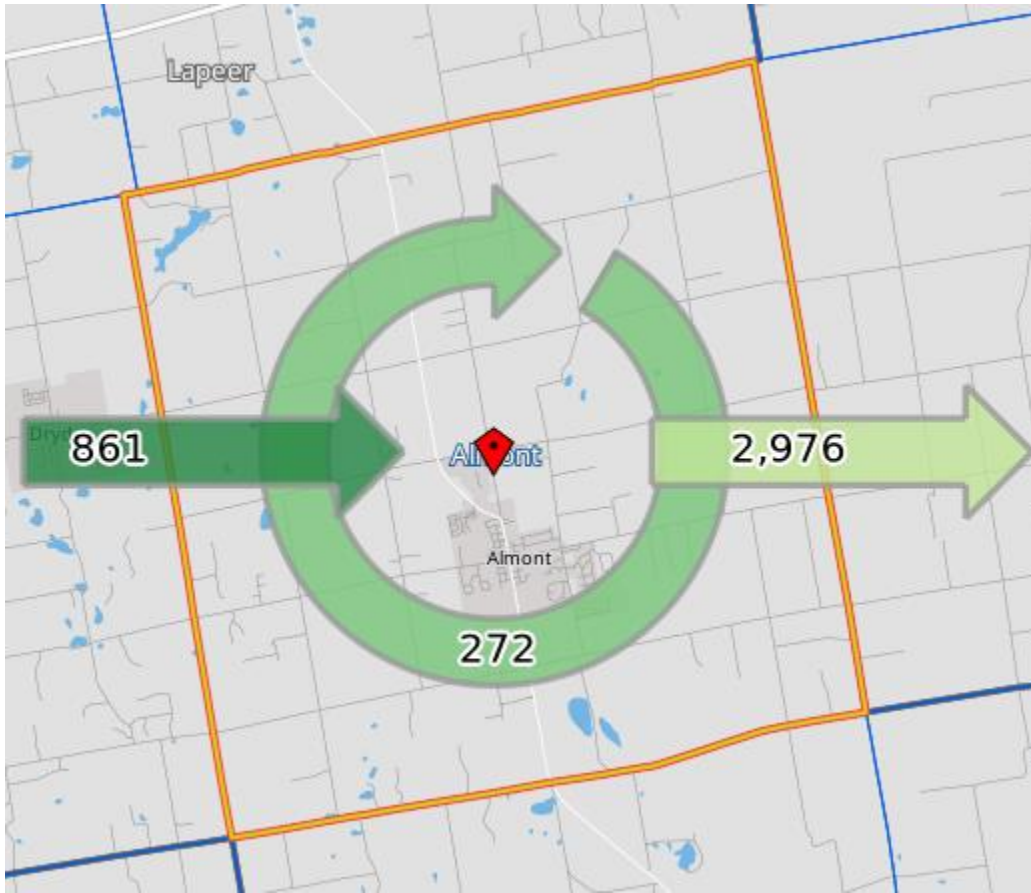
Figure 2-4: Occupation.



Worker Inflow and Outflow

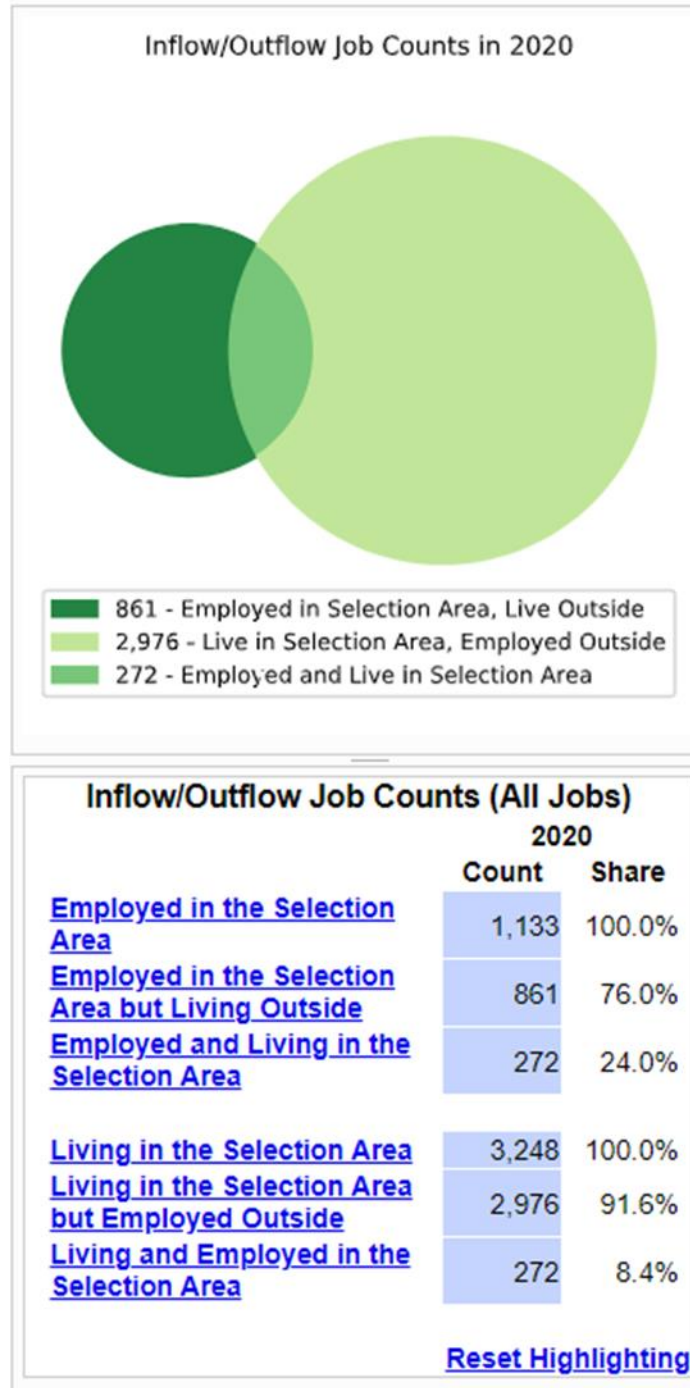
The large majority of actively working individuals who live in Almont Township, do not work in Almont Township. According to the U.S. Census Bureau, in 2020 there were a total of 4,109 people employed within Almont Township. Of that group, 861 individuals commuted from outside Almont Township to the township, for work. From the residents that live within Almont, 272 people both live and work within the township, while 2,976 workers commuted to a job location outside of the township.

Figure 2-5: Almont Township Inflow vs Outflow



Source: U.S. Census Bureau, OnTheMap Application and LEHD Destination Employment Statistics, 2020

Figure 2-6: Inflow/Outflow Job Counts, 2020



Source: U.S. Census Bureau, OnTheMap Application and LEHD Destination Employment Statistics, 2020

As Table 2-9 shows, the largest portion of Almont Township residents work in Macomb County, with 33.4 percent of workers employed in the county. Oakland County is the next most-likely destination with 27.5 percent of Almont Township residents employed, followed by Lapeer (13.1%) and Genessee (3.3%) counties. Lapeer County is also the most common source of

workers in Almont Township, with 51.5 percent of workers in the township coming from the county, followed by St. Clair County (12.4%), Macomb (12.2%), and Oakland (7.9%) counties.

Table 2-9: Resident and Worker Origin/Destination

Where Residents Work			Where Workers Live		
County	Workers	% of Total	County	Workers	% of Total
Macomb County, MI	1,085	33.4%	Lapeer County, MI	583	51.5%
Oakland County, MI	892	27.5%	St. Clair County, MI	140	12.4%
Lapeer County, MI	427	13.1%	Macomb County, MI	138	12.2%
Wayne County, MI	295	9.1%	Oakland County, MI	90	7.9%
Genesee County, MI	107	3.3%	Genesee County, MI	33	2.9%
St. Clair County, MI	100	3.1%	Sanilac County, MI	31	2.7%
Kent County, MI	48	1.5%	Wayne County, MI	24	2.1%
Ingham County, MI	41	1.3%	Tuscola County, MI	12	1.1%
Sanilac County, MI	29	0.9%	Kent County, MI	10	0.9%
Washtenaw County, MI	22	0.7%	Shiawassee County, MI	9	0.8%
Other Locations	202	6.2%	Other Locations	63	5.6
All Counties	3,248	100.0%	All Counties	1,133	100.0%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Destination Employment Statistics, 2020

Commute Times

As shown in Table 2-10, Almont Township residents drive further to work on average compared to residents of Lapeer County and the State of Michigan as a whole. Only 40.7 percent of employed residents of Almont Township drive less than 30 minutes to work, while 45.7 percent of Lapeer County residents face less than a 30-minute drive to work. In the state overall, 66.6 percent of residents face less than a 30-minute drive to work. Of residents of Almont Township, 18.9 percent drive more than 60 minutes to work each day compared to 20.6 percent Lapeer County. Almont Township residents on average have a longer commute than residents of Lapeer County by roughly 1 minute and roughly 12 minutes longer than all State of Michigan workers. This data aligns with the large number of Almont Township residents that exit the township for work each day, as shown in the above worker inflow and outflow graphic.

Table 2-10: Travel Time to Work

	Almont Township	Lapeer County	State of Michigan
Less than 10 minutes	9.9%	10.8%	13.6%
10 to 14 minutes	6.7%	9.5%	14.4%
15 to 19 minutes	8.5%	10.1%	16.1%
20 to 24 minutes	9.5%	9.1%	15.1%

25 to 29 minutes	6.1%	6.2%	7.4%
30 to 34 minutes	11.8%	10.0%	12.5%
35 to 44 minutes	8.3%	9.1%	7.2%
45 to 59 minutes	20.3%	14.7%	7.3%
60 or more minutes	18.9%	20.6%	6.4%
Mean travel time	36.3 minutes	35.9 minutes	24.6 minutes

Source: 2020 American Community Survey

Housing

The age of Almont Township’s housing stock is newer than the county and state inventory, with most of the home built after 1980, with 56.7 percent of the home in Almont Township built between 1980 and 2009. Only 37.4 percent of homes in Almont Township were built prior to 1980. Lapeer County and the State of Michigan number are similarly with regards to home built in each era.

Table 2-11: Year Structure Built, Occupied Housing Units

	Almont Township		Lapeer County		State of Michigan	
	#	%	#	%	#	%
2014 or later	92	3.5%	452	1.2%	82,985	1.8%
2010 to 2013	60	2.3%	268	0.7%	56,872	1.2%
2000 to 2009	370	14.2%	4,553	12.4%	454,659	9.9%
1990 to 1999	693	26.6%	7,512	20.4%	611,539	13.3%
1980 to 1989	413	15.9%	4,287	11.6%	454,857	9.9%
1970 to 1979	156	6.0%	7,911	21.5%	708,551	15.4%
1960 to 1969	257	9.9%	3,214	8.7%	544,231	11.8%
1950 to 1959	175	6.7%	2,192	6.0%	679,715	14.7%
1940 to 1949	40	1.5%	1,698	4.6%	344,608	7.5%
1939 or earlier	347	13.3%	4,730	12.8%	673,896	14.6%
Total	2,603		36,817		4,611,913	

Source: 2020 American Community Survey

Housing Unit types

The large majority of homes in Almont Township, Lapeer County, and the State of Michigan as a whole, are single family, detached homes. The total number of non-single family detached homes in Almont Township is 366, 14.5 percent of the housing stock. In Lapeer County, 16.7 percent of the total housing stock is non-single family detached homes. However, in the State of Michigan as a whole, the housing stock is more diverse than we see in Almont Township and Lapeer County; 27.9 percent of homes in the state are non-single family detached homes.

Table 2-12: Housing Unit Type

Units in Structure	Almont Township		Lapeer County		State of Michigan	
	#	%	#	%	#	%
1, Detached	2,166	85.5%	30,680	83.3%	3,326,057	72.1%
1, Attached	27	1.1%	453	1.2%	212,338	4.6%
2 Units	27	1.1%	637	1.7%	106,323	2.3%
3 or 4 Units	41	1.6%	605	1.6%	121,546	2.6%
5 to 9 Units	23	0.9%	732	2.0%	191,014	4.1%
10 or more Units	30	1.2%	966	2.6%	405,110	8.8%
Mobile home or other type of housing	218	8.6%	2,744	7.5%	249,525	5.4%
Total Units Occupied	2,532		36,817		4,611,913	

Source: 2020 American Community Survey

Housing Value

The median home value of owner-occupied homes in Almont Township is \$234,500 and is \$54,600 higher than the median home value of Lapeer County, and roughly \$71,900 higher than the median home value of all State of Michigan’s owner-occupied homes. However, a large majority of homes in the township, at 70.3 percent are between \$100,000 to \$149,999.

Table 2-13: Home Value, 2020

	Almont Township		Lapeer County		State of Michigan	
	#	%	#	%	#	%
Less than \$50,000	28	1.9%	2,041	7.0%	311,344	10.9%
\$50,000 to \$99,999	38	2.6%	3,062	10.6%	469,443	16.4%
\$100,000 to \$149,999	1047	70.3%	5,332	18.4%	499,308	17.5%
\$150,000 to \$199,999	312	20.9%	6,156	21.2%	488,633	17.1%
\$200,000 to \$299,999	11	0.7%	6,872	23.7%	560,506	19.6%
\$300,000 to \$499,999	0	0.0%	4,290	14.8%	384,080	13.5%
\$500,000 to \$999,999	26	1.7%	1,062	3.7%	117,813	4.1%
\$1,000,000 or more	28	1.9%	155	0.5%	24,358	0.9%
Owner-occupied units with mortgage	1,490		28,970		2,855,485	
Median (Dollars)	\$234,500		\$179,900		\$162,600	

Source: 2020 American Community Survey

Household Size

The average household size has steadily declined in Almont Township, Lapeer County, and the State of Michigan. Almont Township household size remains higher than Lapeer County and the State of Michigan. Lapeer County saw the largest decline in household size from 1980 to 2020.

Table 2-14: Household Size

	1980	1990	2000	2010	2020	Percentage Change 1980 -2020
Almont Township	3.26	2.98	2.88	2.76	2.71	-16.8%
Lapeer County	3.23	2.97	2.80	2.68	2.53	-21.6%
Michigan	2.84	2.66	2.56	2.53	2.45	-13.7%

Source: 2020 American Community Survey

Housing Tenure

Home ownership is generally a reliable indicator of community stability. Home purchases often represent the single largest investment that a family will make and, therefore, usually signifies a long-term commitment to the community. Owner occupied homes in Almont Township are 91

percent of the total occupied housing units and 85 percent of the Lapeer County; these number far exceed the state average of 71 percent, according to the 2020 Census.

Table 2-15: Housing Tenure

	Total Housing Units	Owner Occupied	Percent Owner Occupied	Renter Occupied	Percent Renter Occupied
Almont Township	2,532	2,321	91.67%	211	8.33%
Lapeer County	34,041	28,980	85.13%	5,061	14.87%
State of Michigan	3,980,408	2,855,485	71.74%	1,124,923	28.26%

Source: 2020 American Community Survey

Housing Vacancy

Housing vacancy rates in Almont Township remain very low with 2.7 percent of units compared to the State of Michigan 13.7 percent and Lapeer County 7.5 percent with larger vacancy rates. Vacancy rates between 3 and 5 percent are generally considered to offer evidence of a stable housing market. When vacancy rates drop below 3 percent, housing choice becomes restricted. It should be noted that the number of vacancies does not necessarily mean availability for retail homes for consumers. That state of vacant homes can vary based on current conditions on site.

Table 2-16: Housing Vacancy

	Total Housing Units	Occupied Housing Units	Percent Occupied	Vacant Housing Units	Percent Vacant
Almont Township	2,603	2,532	97.3%	71	2.7%
Lapeer County	36,817	34,041	92.5%	2,776	7.5%
State of Michigan	4,611,913	3,980,408	86.3%	631,505	13.7%

Source: 2020 American Community Survey

Chapter 3 Natural Features

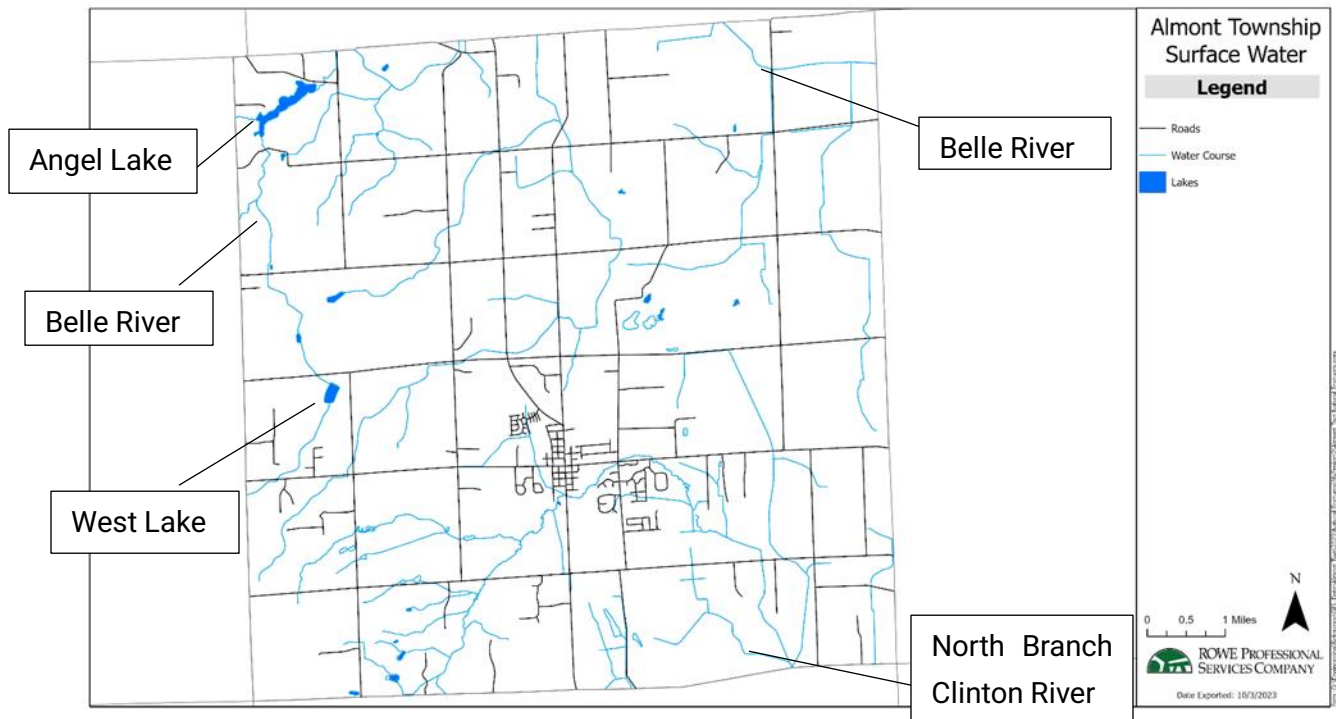
Introduction

The natural characteristics present within Almont include wildlife, natural water courses, floodplains, wetlands, soils suitable for agriculture, soils in general, and unique topography. These characteristics impact the land uses planning process to assess which types of land uses will or will not exceed the natural environments carrying capacity. Due to the nature of the existing development pattern in the village and township, it is important to ensure that the remaining available natural features are preserved and protected to the greatest extent possible. These different features impact development, but at the same, some need protection from development to continue to provide the township with a productive and healthy environment.



Surface Water

Map 3-1: Surface Water

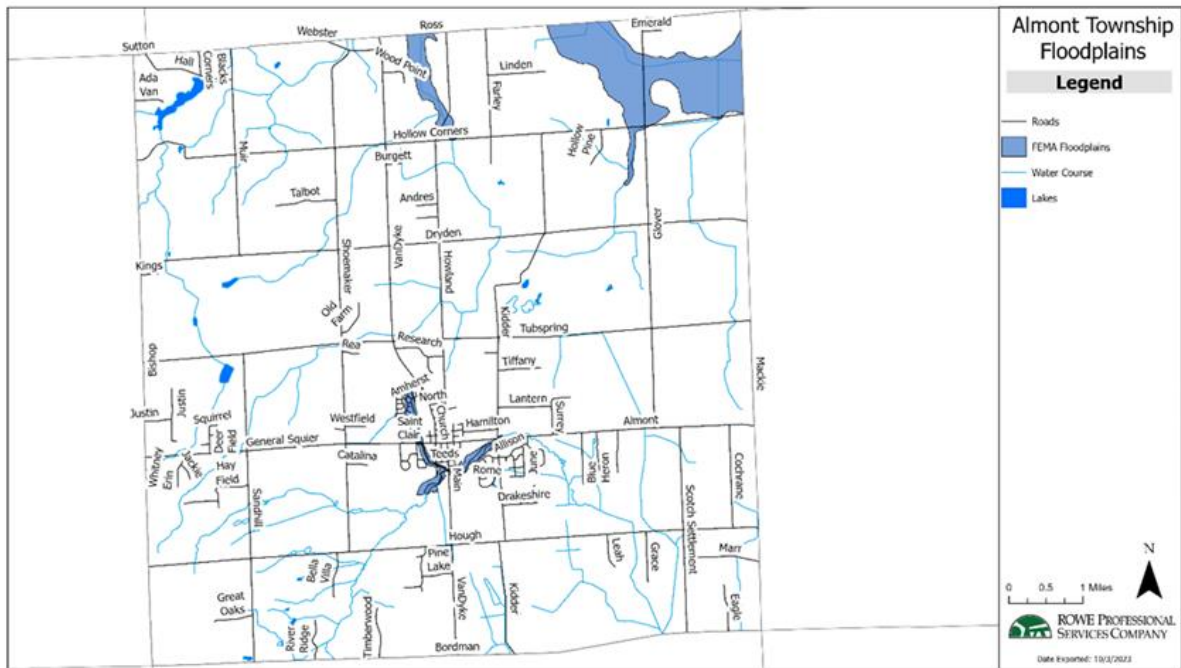


Almont Township is home to stretches of the Belle and Clinton River's. Belle River runs along the western most area of the township, from north to south. Another stretch of the Belle River is found in the northeast most portion of the township. The north branch of the Clinton River runs through the township's southern limit, continues through the Village of Almont, and then exits the township again at its southern border. The township is home to a few very small lakes, including West Lake, which is a connector body of water for the Belle River.



Floodplains

Map 3-2: Floodplains



The Federal Emergency Management Administration (FEMA) administers the National Flood Insurance Program (NFIP). The program identifies areas of communities with flooding potential and encourages these communities to participate in the program through a series of incentives and penalties. As part of this program, FEMA, in cooperation with the Surface Water Division of the Michigan Department of Environment, Great Lakes, and Energy (EGLE), identifies the “100-year floodplain(s)” for those communities. The “100-year floodplain” represents the areas along a river, stream, drain, or lake that is expected to have a 1 percent chance of flooding in any given year. These 100-year floodplains are determined as Hazardous Flood Areas on FEMA maps. In Almont Township, these areas of flood hazard are denoted by the “FEMA Floodplains” dark blue, map item shown above.

In Hazardous Flood Areas per FEMA and Michigan State Building Codes, buildings must be built above the “flood elevation,” which is the elevation above sea level of the waters during the 100-year flood. Existing homes and businesses below the 100-year flood elevation are limited in their ability to expand. Additionally, property owners with buildings within the Hazardous Flood Areas are required to have flood insurance if they have federally insured mortgages.

The areas of flood hazard in Almont Township are sparse, only two areas of flood hazard can be found in the township. Both of these areas are in the northern most portion of the township, north of Hallow Corners Road. The first of these areas is located between Van Dyke and Fairley Roads.

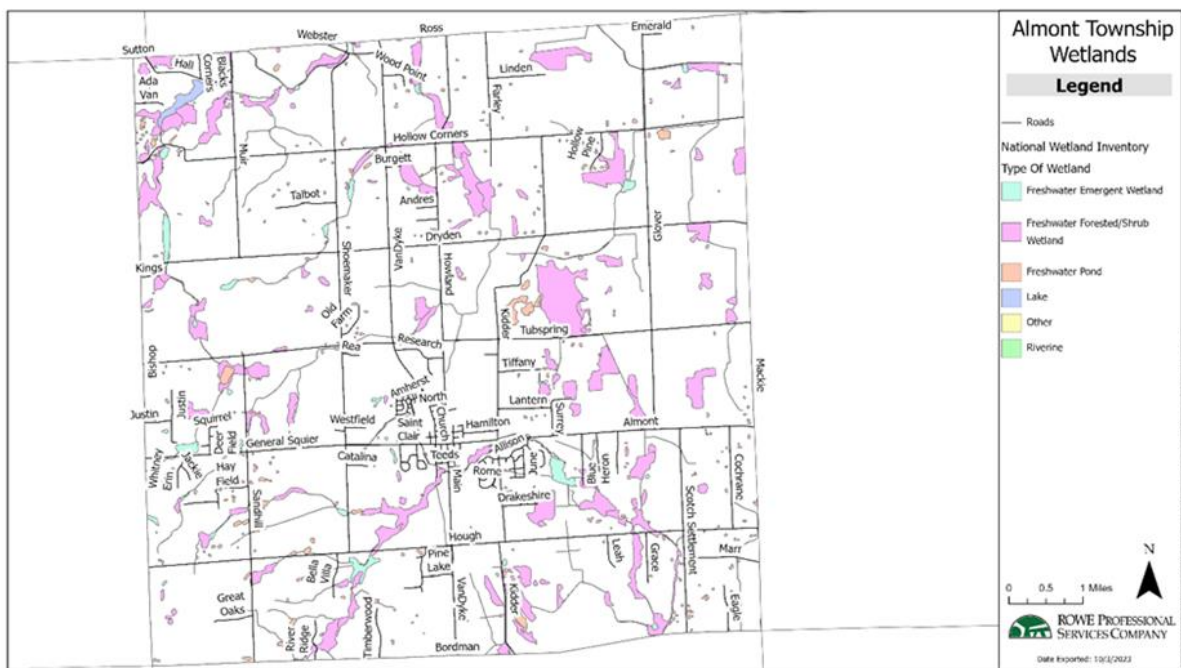
The second of these two areas is located between Fairly Road and the township’s eastern most limit. It is important to be mindful of these two areas, ensuring any development within these locations follows Michigan State Building Codes rules and regulations for building within Flood Hazard Areas. A large portion of the Village of Almont is encompassed by Flood Hazard Areas.

Floodplain General Information

A floodplain is an area of land along a lake, river, or other water feature that is susceptible to being inundated by water as a result of heavy rains, snow melt, or other factors. With the presence of the Clinton River within the village, there are areas that are either unbuildable or have building limitations due to the floodplain. Floodplain locations are reviewed by the Building Official at the time a permit application is submitted.

Wetlands

Map 3-3: Wetlands Inventory Map



In 1979, the Goemaere-Anderson Wetland Protection Act was enacted by the State of Michigan. The legislation was passed to help protect wetlands by restricting their use to certain activities (fishing, boating, farming, among others), but still allowing other activities after going through permit approval process by the State of Michigan. Permits for other uses are approved only upon a review of an environmental assessment filed by the petitioner and upon a finding that the proposed activity is in the public interest. In 1994, the act was incorporated into the Natural Resources and Environmental Protection Act. Under the provisions of this act, a wetland is

defined as “land characterized by the presence of water at a frequency and duration sufficient to support, and under normal circumstances does support, wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh.” The State of Michigan’s regulations through EGLE uses factors to determine state jurisdiction wetlands. These three factors are the predominance of wetland vegetation, hydric (wetland) soils, and signs on hydrology.

To assist in identifying potential wetlands EGLE, produced a wetland inventory, shown on Map 3-3. While this map is not definitive (areas shown on the map as wetlands may not be so, and other undocumented wetlands may exist), it gives the township an indication on where wetlands exist.

Wetland areas in the township are almost entirely found surrounding the minor water courses in the area. Similar to floodplains, if development is proposed on a parcel with the potential wetlands, precautions must be taken.

Wetlands General Information

Significance of Wetlands

- Protect downstream water supplies by providing clean ground water as a result of the nutrient retention and sediment removal. Wetland vegetation traps these sediments and pollutants, thereby preventing them from being deposited in surface water bodies.
- Function as effective natural storage basins for floodwater. Wetlands may be considered large sponges that absorb large quantities of seasonal precipitation, gradually releasing it when the receiving channels are able to accept it.
- Protect the shoreline from erosion caused by wind and wave action and effectively serve as environmental shock absorbers.
- Provide a habitat for many types of plants and animals that thrive in the type of physical environment created by wetlands. These plants and animals provide an economic and recreational benefit as a result of hunting, fishing, and other leisure activities.

Almont contains wetlands located throughout the community. The majority of the potential wetlands within the township are either emergent or forested wetlands. These wetland areas can impact the developable area of each site within the township especially due to their presence along many of the township’s roadways. Care must be taken to integrate these environmental assets into development sites to ensure their long-term viability even as development occurs.

Types of Wetlands General Information

- **EMERGENT** - Includes bogs, meadows, marshes, fens, and potholes. An important marsh type is the 'Great Lakes Marsh' that is hydrologically connected to the Great Lakes and rivals rainforests in terms of biological productivity.
- **SHRUB-SCRUB** - Shrub swamps are similar to forested swamps, except that shrubby vegetation predominates.
- **FORESTED** - Forested swamps occur where trees grow in moist soils. They are often inundated with floodwater from nearby rivers and streams.
- **OPEN WATER** - Deeper, perennial pools within wetlands and shallow portions of lakes and rivers. The warmth of the water supports numerous aquatic organisms. Typically, home to submerged plants (plants that grow underwater), which provide unique habitat resources such as substrates for macroinvertebrates, cover and forage for waterfowl, and spawning and nursing for fish.

NREPA Part 303

Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), authorizes the Michigan Department of Natural Resources (MDNR), to regulate the types of activities which may impact wetlands within the state.

Watersheds

The southern portion of Almont Township and most of the village is in the north branch of the Clinton River watershed. Most of the northern portion of the township is located within the Belle River Watershed.

- **North Branch of the Clinton River** - The north branch of the Clinton River sub watershed is located primarily in the southern half of the township, encompassing the majority of the village. The north branch of the Clinton River sub watershed contains approximately 200 square miles. A small portion of the southwestern corner of the township is in the East Pond Creek sub watershed.
- **Belle River** - The Belle River Watershed occupies the northern portion of Almont Township. It is approximately 227 square miles in size and encompasses communities in Lapeer, Macomb, and St. Clair Counties.

Map 3-4: Watersheds



Significance of Watersheds

Communities across the nation are finding that their water resources are degrading in response to growth and development. Activity within a watershed will likely impact the quality of that watershed. For instance, if a new shopping center is built, rainwater which was once absorbed into that vacant property will now runoff into the nearest drain, collecting dirt, oils, and other chemicals and carrying them into that drain and eventually into the rivers and lakes of the state.

Watershed management is one way to ensure that the water resources of an area are protected. As defined, a watershed is an area of land that catches rain or snow, eventually draining into a body of water (such as a marsh, stream, river, lake, or groundwater).

There are several reasons to protect local watersheds, including economic benefits, recreation, flood prevention, scenery, and the overall quality of life. Some of the primary benefits that can be realized from watershed protection are:

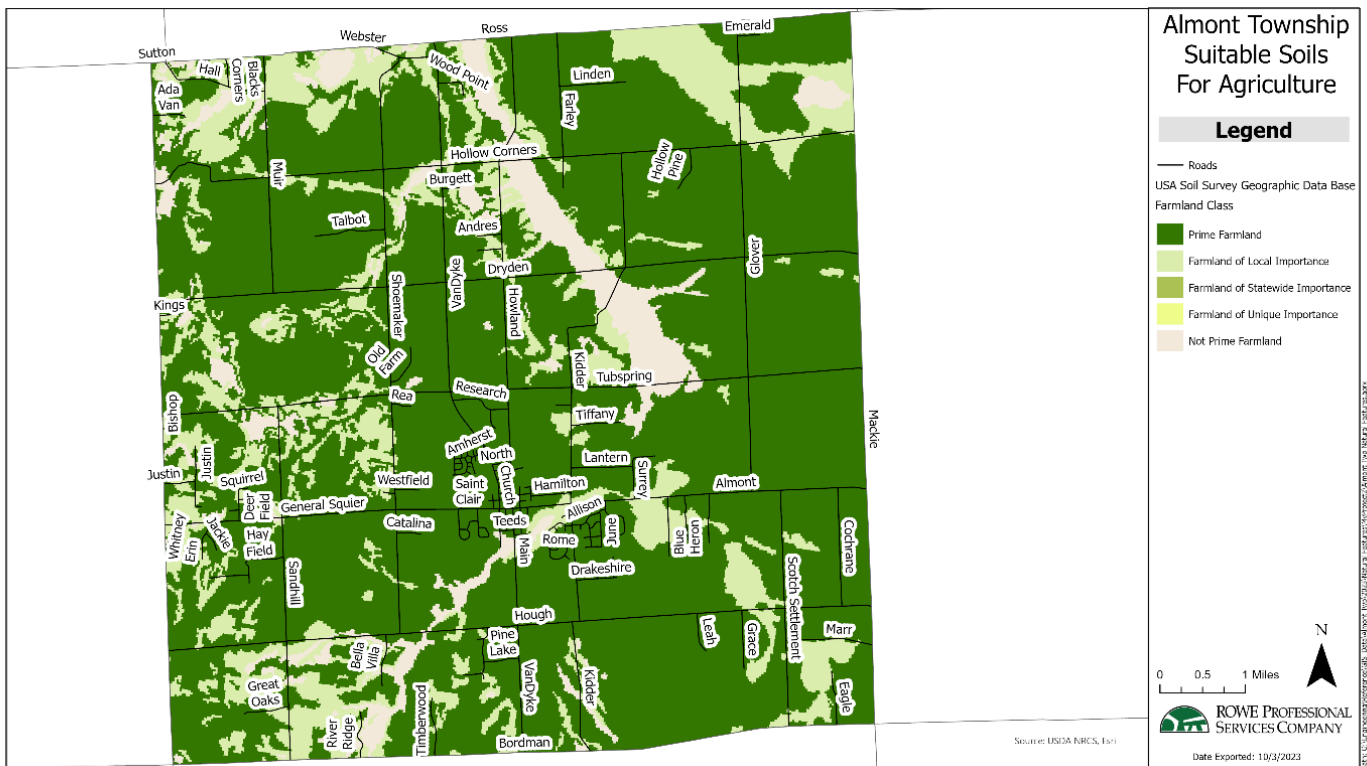
- The restoration and enhancement of recreational areas/uses.
- The protection of aquatic life, wildlife, and habitat, including native landscapes and vegetation.
- The protection of public health through improved water quality.
- The reduction of impacts from peak water flows due to proper flood management.

Suitable Soils for Agriculture

The State of Michigan defines prime farmland as “land that is determined to have the best combination of physical and chemical characteristics for producing food, feed, forage, and fiber crops and is also available for these uses, including cropland, pastureland, rangeland, forestland, or other land, but not urban built-up land or water. Prime farmland has the soil quality, growing season, and moisture supply needed to economically produce, sustained, high yields of crops when treated and managed, including water management, according to acceptable farming methods. In general, prime farmland has an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. Prime Farmland is not excessively erodible or saturated with water for a long period of time, and it either does not flood frequently or is protected from flooding.”

As re-iterated in Map 3-5, Almont Township is an agriculture community. The township is nearly completely covered with the “Prime Farmland” classification. When comparing Map 3-5 and Map 3-7, a large majority of the prime farmland space is occupied by areas of “cultivated crops.”

Map 3-5: Suitable Soils for Agriculture



General Information of Soils

Soils play a major role in the long-term development of a community. With Almont Township being primarily an unsewered, rural community, the soil patterns have a major influence on directing the type, intensity, and location of development, as well as the prominence of long-term farming. Soil patterns also have an impact on watershed issues, construction issues relating to infrastructure and siting of buildings, and addressing drainage problems in specific areas. A generalized soils map is provided on Map 3-6. Some of the beneficial uses of knowing the general soil characteristics in an area are identified below:

- **Siting Houses and Commercial Buildings** - Locate soils with the fewest limitations for construction.
- **Streets, Driveways, and Sidewalks** - Identify soils that have a high-water table or high clay content, which can cause cracking.
- **Underground Utility Lines** - Identify soils that have properties that can cause breakage or corrosion of lines buried within them.
- **Control of Runoff and Soil Erosion** - Construction work compacts the soils and increases the number of paved surfaces, thus increasing runoff.
- **Planting of Gardens and Landscaping** - Knowledge of the soils allows a homeowner/business owner to select plantings that have the best chance of survival.
- **Providing Suitable Recreation** - Identifying soils for the location of trails, play areas and picnic areas require a review of the drainage characteristics of the soil, the slope, the soil texture, the flood hazard, and the stoniness.

Soil Descriptions

Lapeer-Miami-Celina Association: Soils within this association occur in gently to strongly sloping areas and are well drained to moderately well drained. These soils are frequently found in a landscape consisting of small, hilly areas and steeper slopes next to major drainageways. This is the largest soil association comprising the township and runs as a wide band extending through the west and central portion of the community. These soils are well-suited to agriculture. An erosion hazard is the main limitation for farming. Limitations for residential development are slight to severe, depending on the slope. The soils make good foundations for houses and streets.

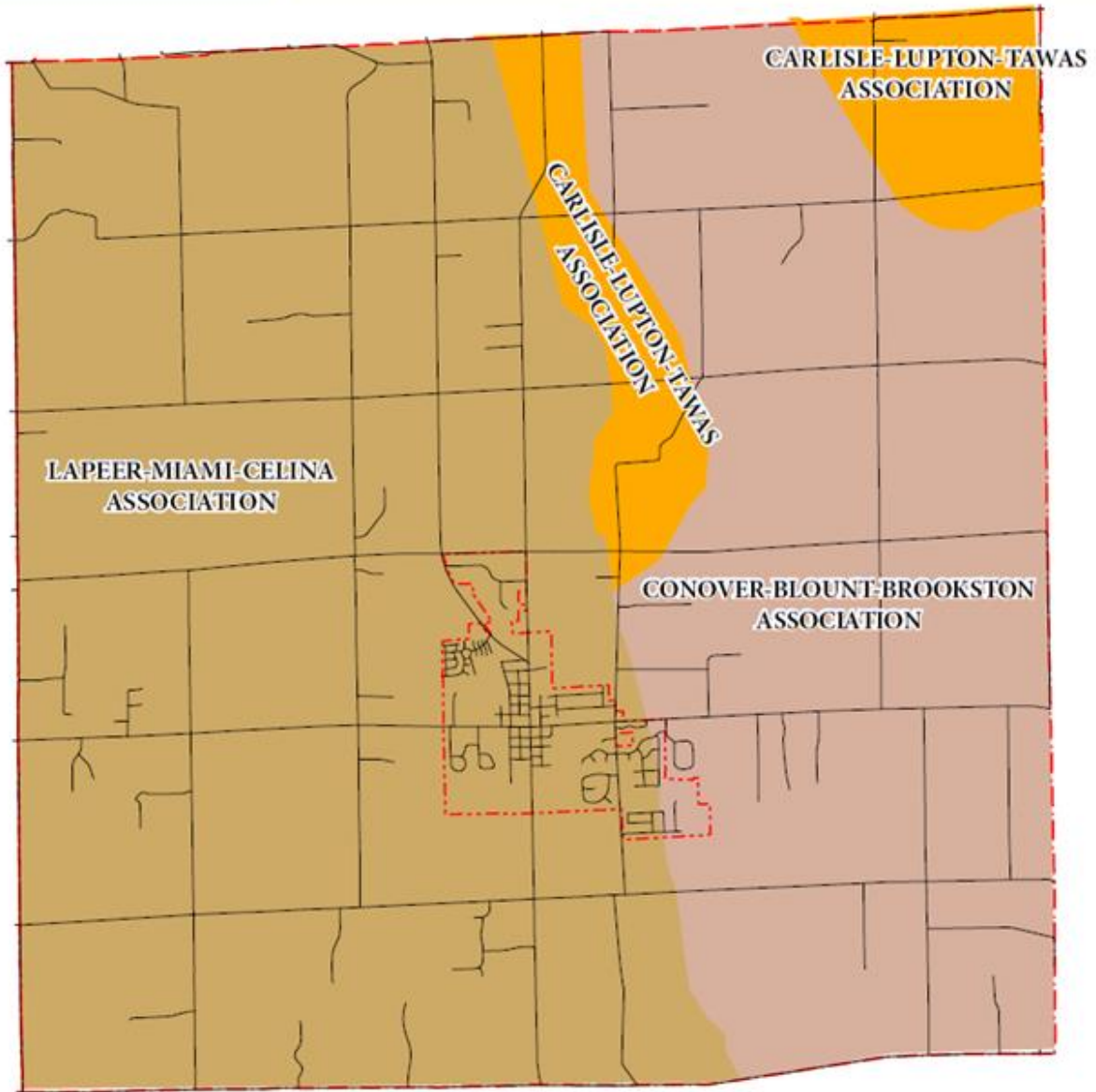
Conover-Blount-Brookston Association: This soil association occupies a predominate part the eastern half of the township. These soils are level to gently sloping, with somewhat poorly drained and poorly drained conditions. The overall landscape where these soils occur is predominantly one of flat landforms with slopes of 0 to 2 percent. The excessive wetness and slow run-off is the

chief limitation of these soils for residential and recreational purposes. Wetness and associated frost heaving also limit the installation of utilities and roads. Limitations for agricultural purposes involve early frost in the low areas.

Carlisle-Lupton-Tawas Association: These soils are in the northeast quadrant of the township and occur in level and depressed areas. These areas feature very poorly drained peat and muck soils. While these soils are excessively wet and have low fertility, portions of the land where these soils occur are farmed. Many of these areas require artificial drainage improvements. Large areas of poorly drained soils that have not been artificially drained remain as woodlots. High water tables and instable organic soil materials are the chief limitation of these soils for residential development.

Map 3-6: Soil Associations

Soil Associations



Almont Village and Township
Lapeer County



Map Prepared By:
Almont Village and Township Planning Commissions

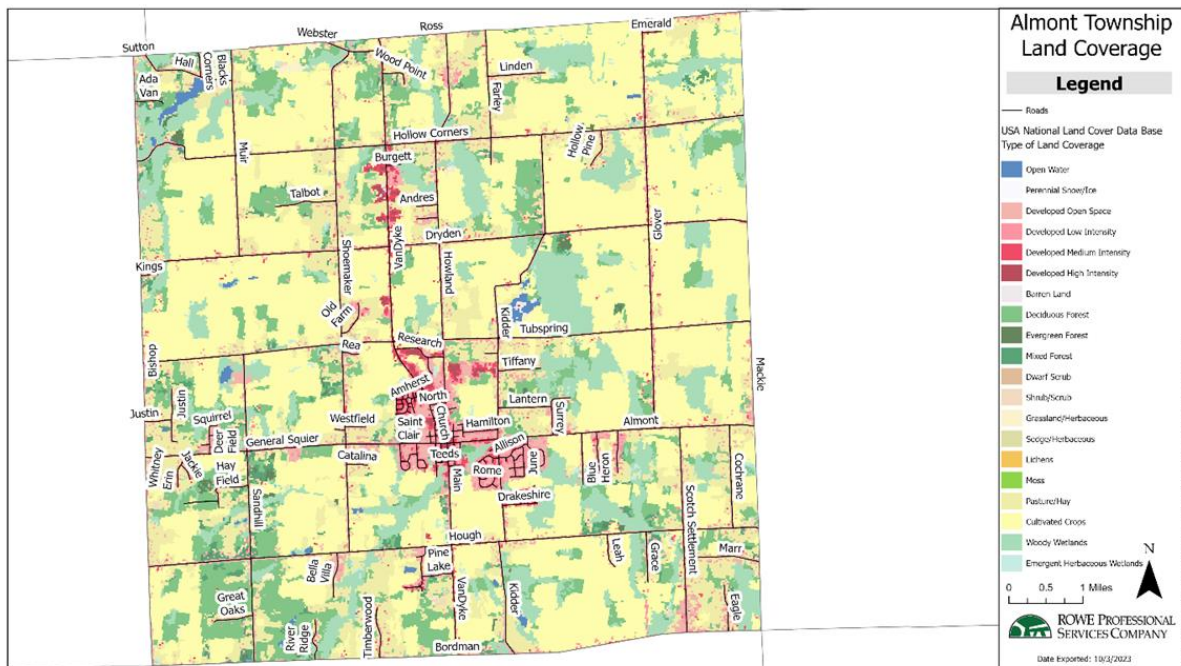
With Assistance From:
Community Planning & Management, P.C.

Land Cover (Woodland)

The United States Geological Survey (USGS) group maintains a National Land Cover Database, which categorizes all areas of land into specific classifications. This information can be valuable for a community to identify existing land use practices, but also to plan for future land use practices, allowing a community to quantify the amount of land within each type of land coverage category.

In Almont Township, over 75 percent of the land is categorized as Cultivated Crops. This aligns closely with Map 3-6. After farmland, the next highest land coverage category found is forests; Deciduous, Evergreen, Mixed Forests, and Woody Wetlands are sprinkled throughout the township. Developed land can be found surrounding the township's roads, with slightly higher intensity development surrounding Van Dyke, from Dryden Road to Hollow Corners.

Map 3-7: Land Coverage



Woodlands in Almont

Tracts of undeveloped woodlands are distributed throughout Almont, based on information supplied on the Department of the Interior's Geologic Survey Maps. No noticeable change has occurred to these woodlands. They remain an important physical asset that have the potential to make a significant contribution to the township's visual and economic environment. Obviously, those woodlands associated with a potential wetland should be preserved for not only the reasons noted above, but also for the wetland benefits. Stand-alone woodlands (not associated with a wetland) should also be incorporated into the overall design of future development sites

to provide a more mature setting for development, maintain existing habitat and wildlife areas, and provide an overall aesthetic.

Significance of Woodlands

In an environment such as Almont, the importance of woodlands, and trees in general, should not be underestimated. The abundance of these features does not minimize their importance on a site-by-site basis. Woodlands serve many useful environmental purposes that should be recognized for planning.

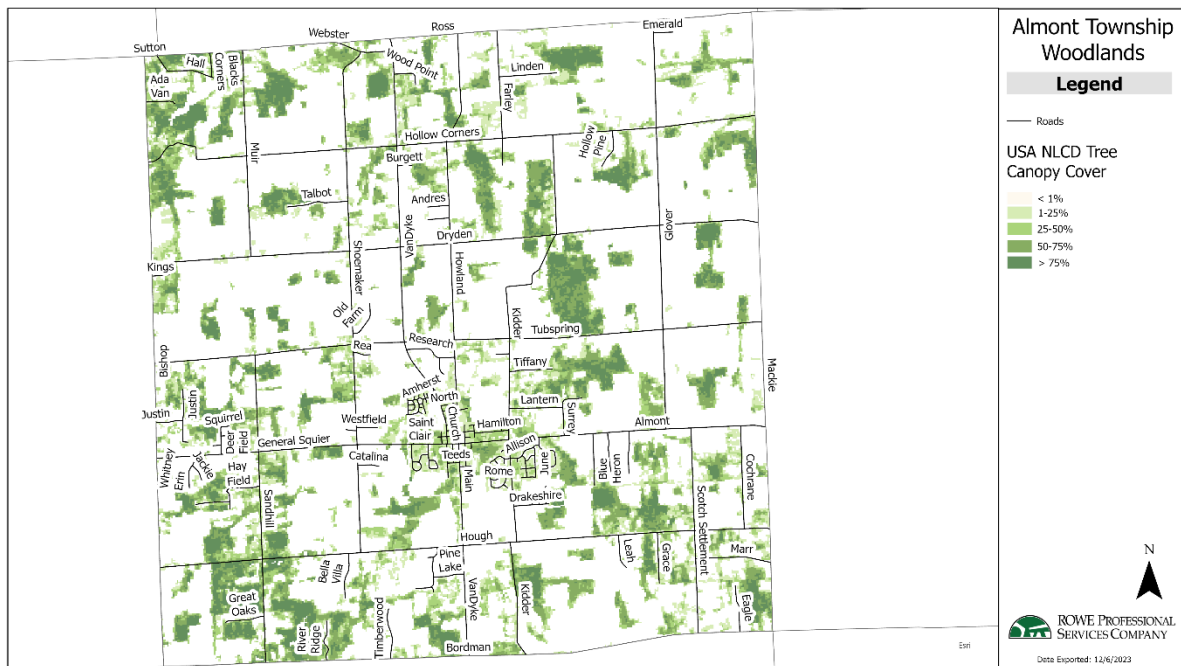
These include:

- Slope stabilization and erosion control.
- Conserving water quality.
- Maintaining a micro-climate.
- Filtering pollution from the atmosphere.
- Decreasing noise.
- Providing a habitat for wildlife.

Types of Woodlands (commonly found in Michigan)

- **White Red Jack Pine** - This grouping includes Jack Pine and is found primarily on sandy soils of the eastern upper peninsula and north central lower peninsula.
- **Spruce Fir** - This grouping consists of White Cedar, Balsam Fir, White Spruce, and Black Spruce and exists primarily in the upper peninsula.
- **Oak Hickory** - This group is mainly found in the sandy soils of southern lower Michigan.
- **Elm Ash Cottonwood** - This group is commonly referred to as lowland hardwoods. It is common in fertile soils and along streams.
- **Maple Beech Birch** - This group is typically found in northern Michigan and include Maples, Beeches, and Yellow Birches.
- **Aspen Birch** - This group includes Aspens and Paper Birches and is found primarily in the northern lower and south upper peninsula, as well as scattered throughout the state.

Map 3-8: Woodlands



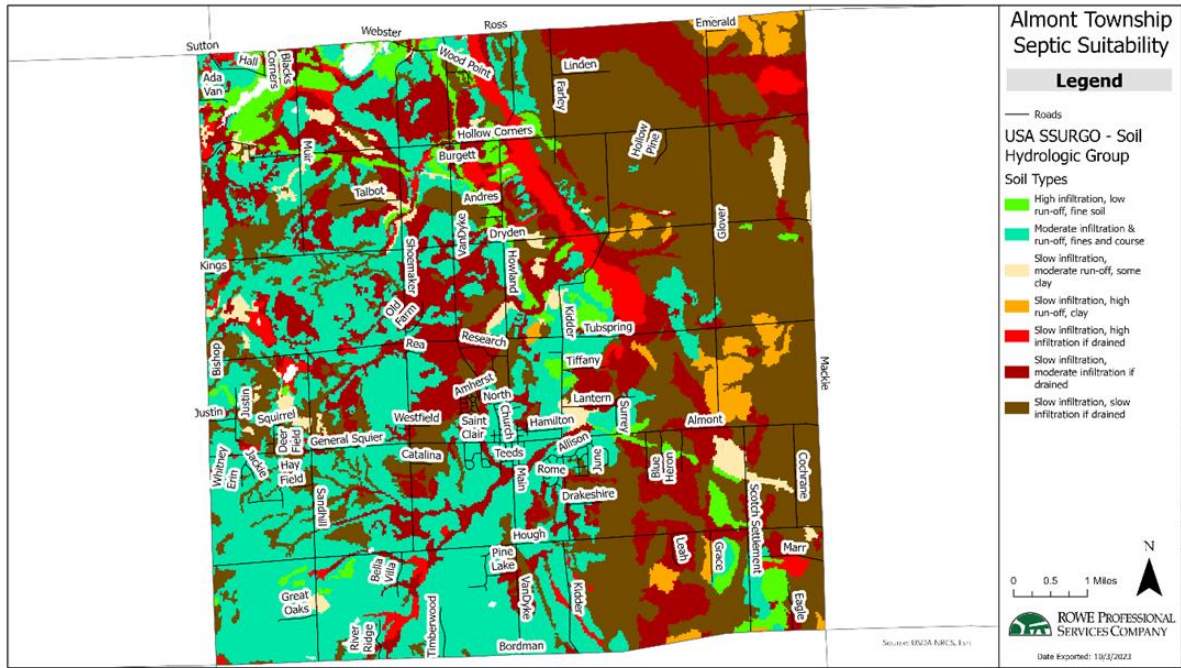
Septic Suitability

Septic systems are a necessary component of any residential lot(s). Larger communities have sanitary mains which run underground, through municipal rights-of-ways, with smaller lines splitting off to service each residential structure and any other structures with human occupancy, that may be in close proximity to the main line. In Almont Township, and other rural areas, residential structures rely solely on private septic systems. However, when constructing a private septic system, the material below ground is very important to consider.

Ideally, material surrounding private septic systems will allow for adequate drainage in order to prevent pools of water on the surface. Additionally, material surrounding septic systems will have adequate lower soils that will help filter waste before it can enter the nearby ground-water supply. Applying this knowledge to Map 3-9, areas of high and moderate infiltration can be viewed as viable areas for residential development. Areas of slow infiltration, but moderate or high infiltration if drained properly, are also viable for residential development, but at a higher monetary cost. Area of slow infiltration, and moderate or high amounts of run-off, are not as viable for residential development.

In Almont Township, generally speaking, the eastern half of the township has a very low level of septic suitability. The western half of the township has a much higher level of septic suitability, with a large portion of this area being categorized as moderate infiltration and run-off, with a healthy mix of fines and course material in the soils.

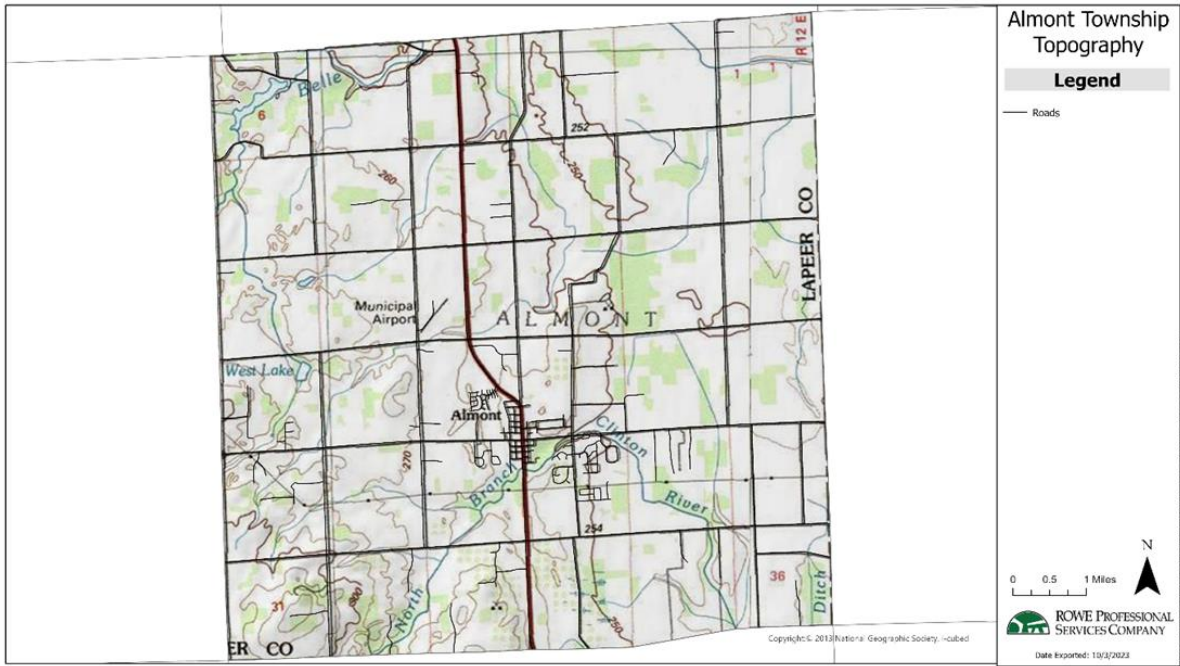
Map 3-9: Septic Suitability



Topography

The topography of Almont Township, similarly to the majority of Lapeer County, can be categorized as flat. One area of note, in the southwest portion of the township, has slightly higher elevation, peaking at roughly 300 feet above sea level. The majority of the township sits between 270 and 240 feet above sea level, which is consistent with Lapeer County as a whole.

Map 3-10: Topography



Chapter 4 Existing Land Use Plan

Introduction

The character of our physical environment is influenced by many factors. Chief among these is the use of land, its distribution within the community, and the relationship of such uses to one another. These ingredients strongly influence the overall character and image of the community. They also influence our quality of life and relative satisfaction with our surroundings.

Land use characteristics and relevant physical features are among the most perceivable aspects of the land use planning process. These features establish the observable setting upon which the community's future will be based. They also influence the development potential of the community.

The main feature of this chapter is an examination of Almont's land use characteristics on a classification basis. Each of Almont's individual land use categories is discussed, including the amount of land devoted to each category and the distribution of uses within the community.

Methodology

Almont's boundaries are a product of the Northwest Ordinance of 1787, which established a uniform system of dividing land into a grid pattern. This system was devised to assist in the eventual settlement of the vacant interior portions of the United States. Townships were created as a result of this process and were subdivided into 36 1-mile square divisions known as sections. Almont Township is organized this way, with the Village of Almont centrally located within the Township, occupying over 1 square mile.

ROWE completed an analysis of Lapeer County parcel data to evaluate existing land use within Almont Township. Existing Land Use assigns a particular use to each of the 2,000+ parcels throughout Almont Township. Existing land use is primarily based on tax classification for each parcel, with some adjustments based on unique classifications or large parcels with multiple uses where a tax classification was not the most appropriate description. Figure 4-1 displays existing land use across five categories.

Land Use Categories

Each existing land use was placed in one of five general land use categories. The Existing Land Use Map depicts the geographic distribution of the land use classifications. The ensuing text describes each land use.

Agricultural

The agricultural-residential land use category in Almont Township represents any land used for agricultural or farming purposes, which may or may not include residential structures. Agricultural-Residential properties occupy 12,162 acres and account for 53.4 percent of the total land area in Almont Township, making it the largest land use in the township.

Residential

Residential land uses identified in Almont Township occupy a large share of Almont's developed land. More than 9,581 acres of land are being used for this purpose, representing 42.1 percent of the total area of land in the community.

Commercial

Commercial and office development in Almont Township constitutes 544 acres of land, making it the third largest land use in the township. General commercial land uses account for much of the township's commercial acreage. This category of commercial land refers to uses that require freestanding locations along major thoroughfares and rely on easily visible and convenient access. Automobile-oriented businesses, including gasoline service stations, repair garages, and car dealerships are examples of this type of use. Commercial recreation activities, such as golf driving ranges and plant nurseries, fall into this broad category. The majority of commercial sites are located along or in close proximity to M-53.

Industrial

Industrial properties account for 462 acres of the total land area in Almont Township. Existing industrial activities in the township are primarily concentrated along M-53 between Dryden and Hollow Corners Roads. Other industrial sites are scattered along M-53, south of this area.

Water

Several small lakes and swamps are located throughout Almont Township. These bodies of water occupy over 112 acres within the township.

Land Use Distribution

Table 4-1 shows the number of acres and corresponding percentage of total land for the present land use classifications located throughout Almont Township. Figure 4-1 provides a visual of the numbers from Table 4-1. Table 4-1 and Figure 4-1 were calculated from the data represented in Map 4-1.

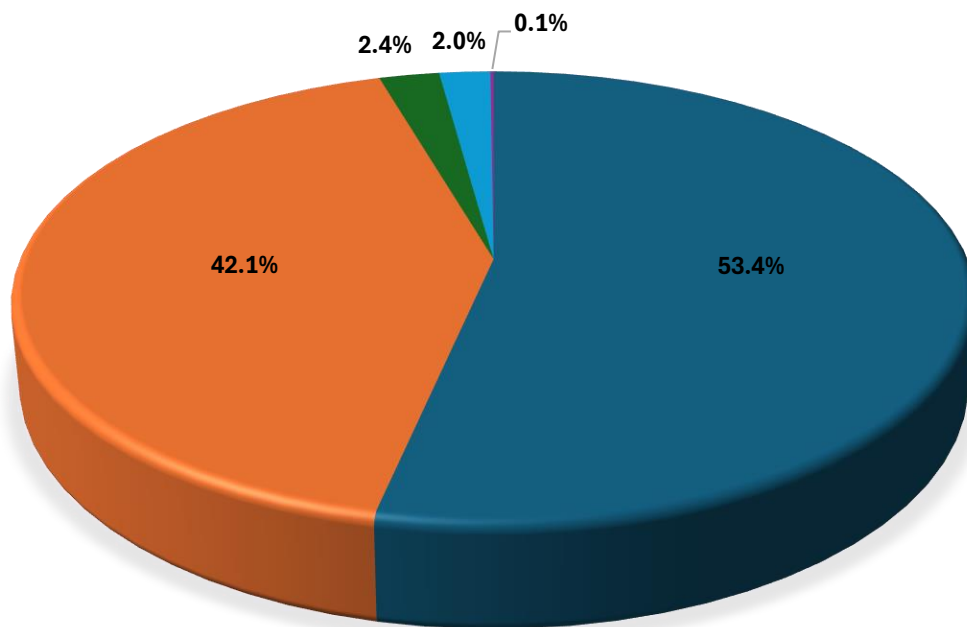
Table 4-1: Existing Land Use

Land Use Classification	Acres	%
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Agricultural – Residential	12,162	53.4%
Residential	9,581	42.1%
Commercial	544	2.4%
Industrial	462	2.0%
Vacant	29	0.1%
Total	22,778	100%

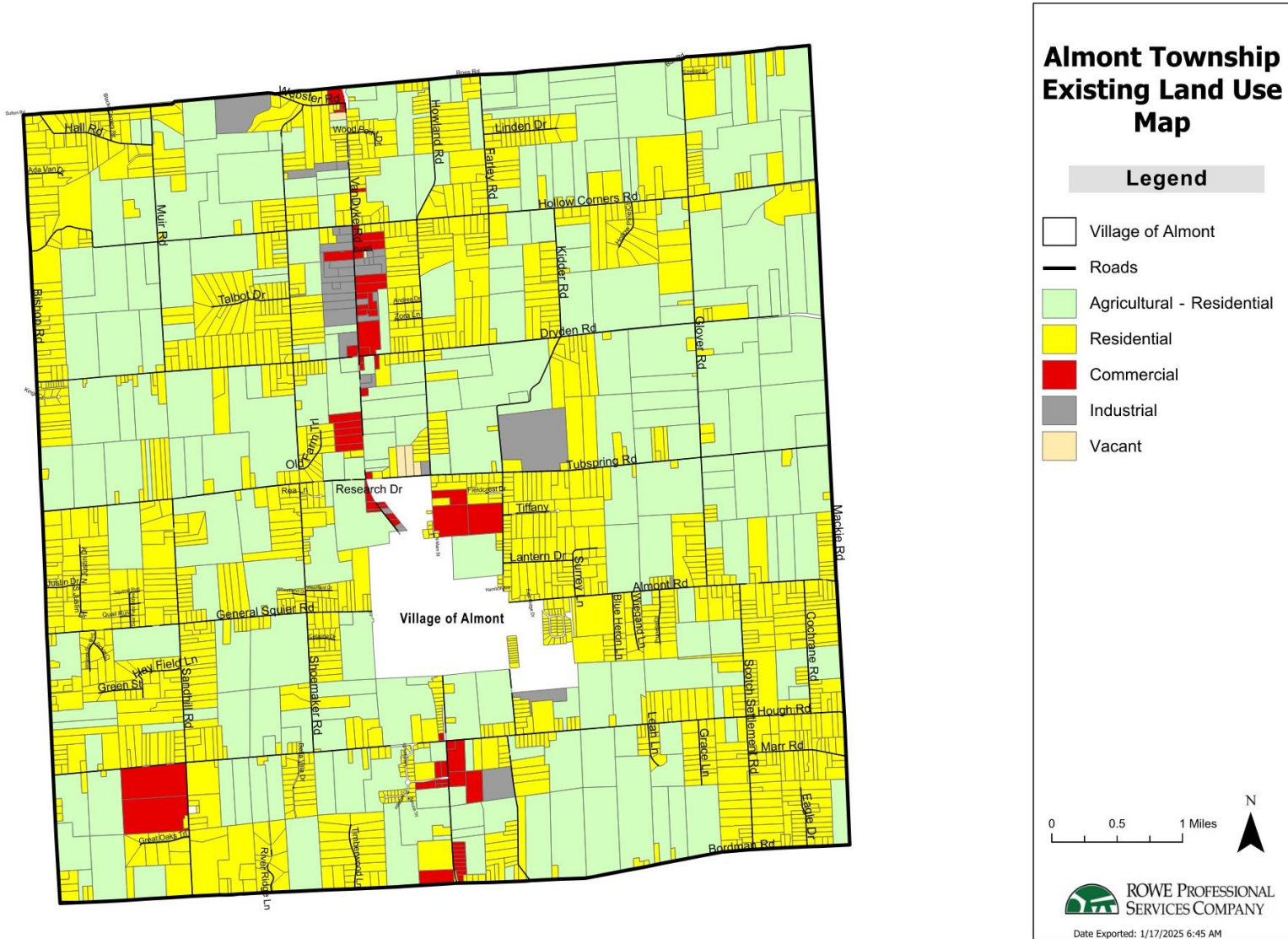
*Land Use classifications not shown in this table have been found to have a zero (0) value for acreage in the township (manufactured housing, vacant, multifamily).

Figure 4-1: Existing Land Use, 2024



■ Agricultural - Residential ■ Residential ■ Commercial ■ Industrial ■ Vacant

Map 4-1: Existing Land Use Map



Chapter 5 Survey

Introduction

During the Almont Township Master Plan update, the Planning Commission developed an independent survey to engage residents, property owners, business owners, and those who visit the township. The survey was available online as well as in hard copy forms, providing an opportunity to share input and preferences for future development of the township. By incorporating the survey results, the community can develop a vision for land use policy and management as seen in Chapter 6. At the end of the Master Plan process, citizens were allowed an opportunity to review the draft of the Master Plan and speak at a public hearing held prior to the adoption of the Master Plan.

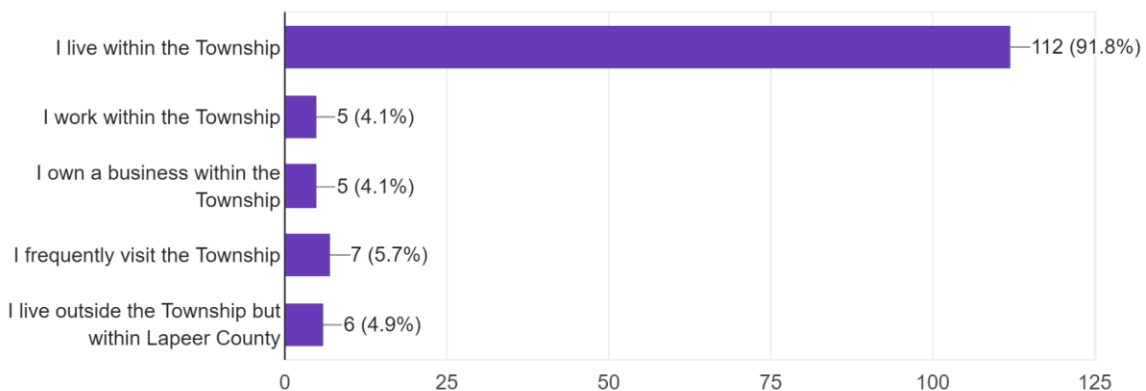
Survey Results

The Planning Commission headed efforts to engage the public in an online survey for input on topics related to the quality of life, encouraging business development, and other similar topics. One hundred twenty-two (122) survey responses and the results of the residential survey are detailed below. A copy of the survey and the responses are attached in Appendix A.

Figure 5-1: Connection

What is your connection to the Township of Almont? (Select all that apply)

122 responses

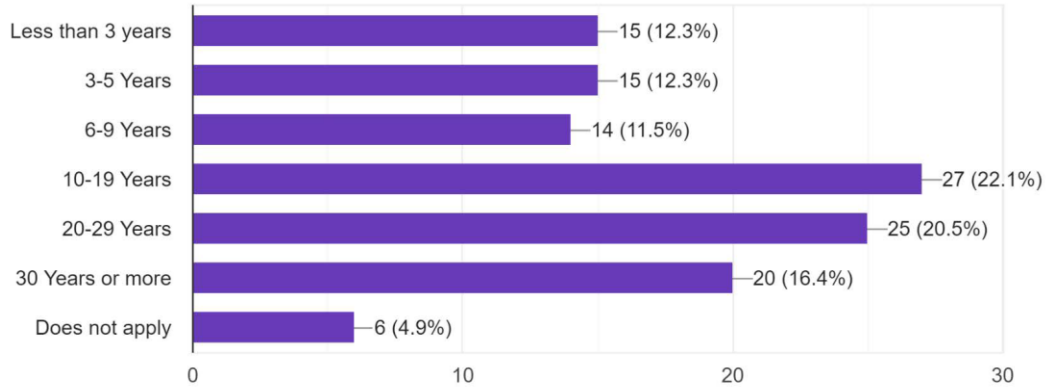


Question 1 asked respondents what their connection was to the Almont Township and the predominant response 112 (91%) they live in the township. Among the respondents, seven (5.7%) said they frequently visit the township, six (4.9%) live outside of township but within Lapeer County, and final two categories at five votes (4.1%) each that they own a business and work within the township.

Figure 5-2: Length of Residency

How long have you lived in the Township of Almont?

122 responses

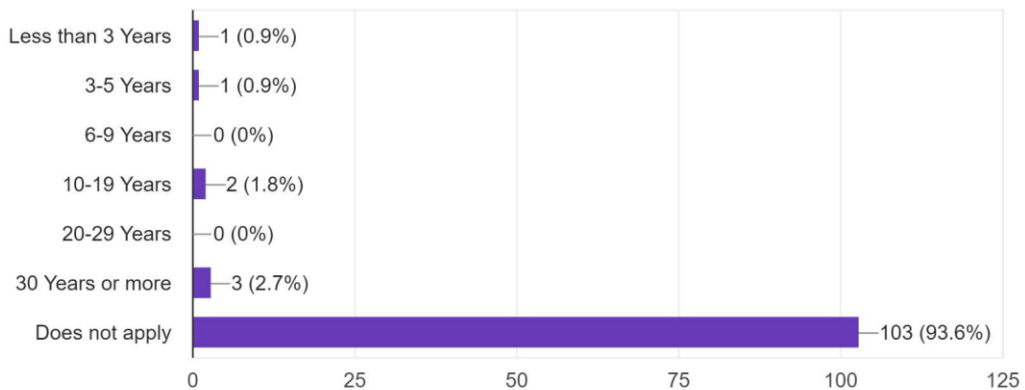


In **Question 2**, survey respondents were asked to how long they have lived in Almont Township. Of the 122 responses, 27 (22%) respondents selected the between 10 to 19 years. The next most common group was 20 to 29 years at 25 (20%). The next age group was 30 years or more with 20 (16%). The next two age groups were less than 3 years and the 3 to 5 years at 15 (12%) each. The respondents ranged from long term residents and new residents.

Figure 5-3: Length of Business

If you have a business in the Township of Almont, how long have you been here?

110 responses

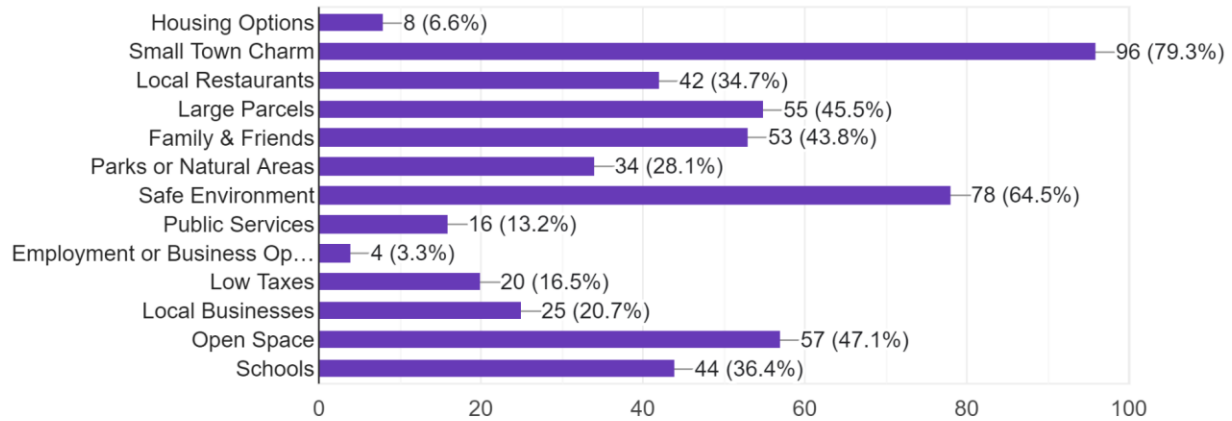


Question 3 asked if you own a business and how long you have been in the Almont Township. Of the 110 responses, 103 (93%) responded that it does not apply to them. For business owners of 30 years or more, three (2.7%) responses were received. The next most common group was 10 to 19 years at two (1.8%) respondents.

Figure 5-4: Most Valued

What do you value most about living, working or visiting the Township of Almont? (Select all that apply)?

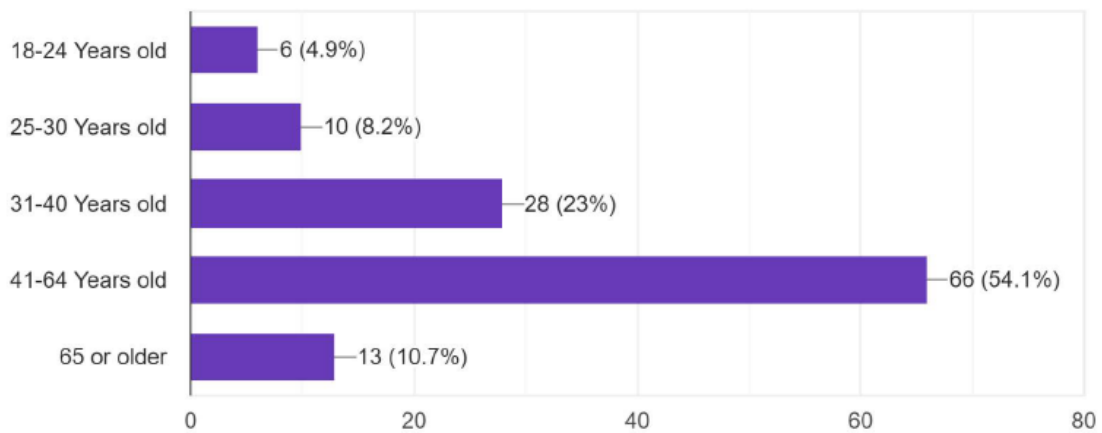
121 responses



In **Question 4**, survey respondents were asked to select all the items they value most about living, working, and visiting Almont Township. Of the 121 responses to the survey, small town charm received 96 (79.3%) votes. The next four most important topics include 78 (64.5%) responses for safe environment, 57 (47.1%) responses for open space, 55 (45.5%) responses for large parcels, and 53 (43.8%) responses for family and friends.

Figure 5-5: Age

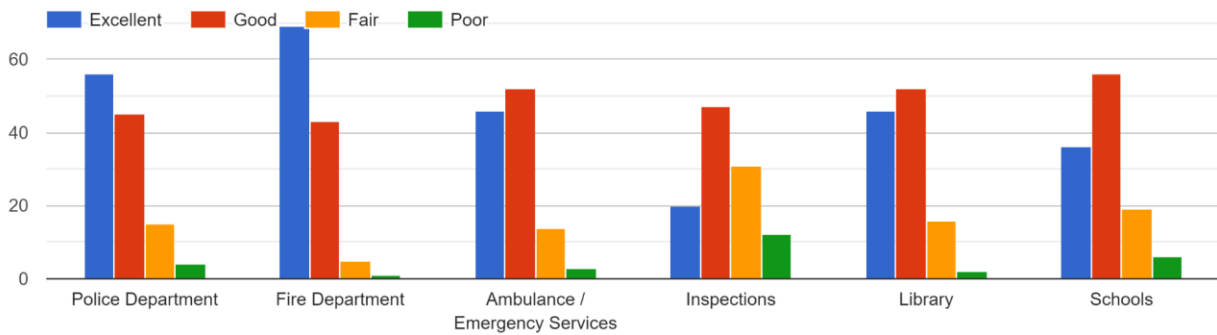
122 responses



In **Question 5**, survey respondents were asked to provide their age. Of the 122 responses to the survey, 66 (54.1%) are between 41 to 64 years old. The next four cohorts include 31 to 40 with 28 (23%) responses, followed by 65 and older with 13 (10.7%) responses; the 25 to 30 years had 10 (8.2%) responses and the 18-24 age group had 6 (4.9%).

Figure 5-6: Community Services

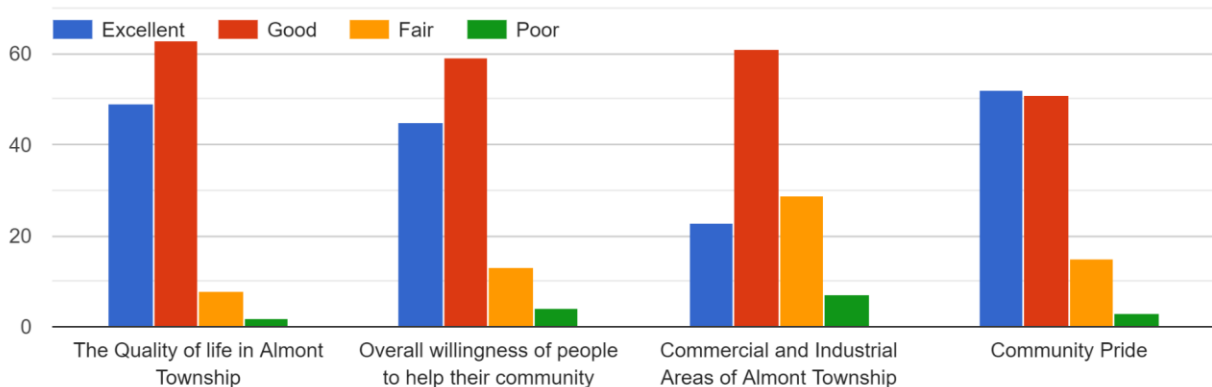
How would you rate the following community services?



In **Question 6**, the survey asked respondents to rate the following as either excellent, good, fair, or poor. Most respondents believe the police and fire department services are excellent. They also viewed the library, schools, inspections, and ambulance services as good.

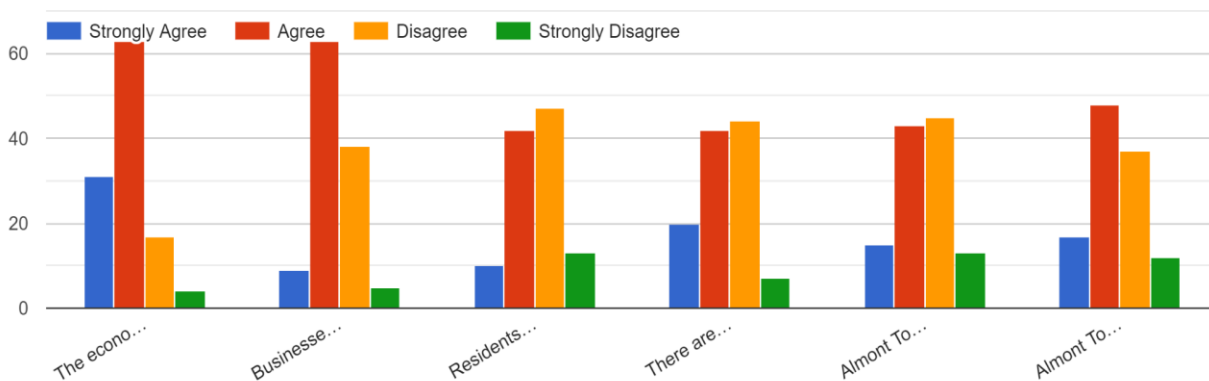
Figure 5-7: Community Ratings

How would you rate the following ?



In **Question 7**, the survey asked respondents to rate the following as either excellent, good, fair, or poor. Most respondents believe the quality of life, helpfulness of residents and commercial and industrial activity as good. Majority of respondents believe that community pride is excellent.

Figure 5-8: Economy



In **Question 8**, the survey asked respondents to rate the following as either strongly agree, agree, disagree, strongly disagree the following finds include:

1. The economy in Almont Township is headed in a positive direction.
2. Businesses in Almont Township can find dependable employees in a reasonable amount of time.
3. Residents in Almont Township can find jobs that pay a reasonable wage, without a long commute.
4. There are strong opportunities for entrepreneurs and small businesses to start in Almont Township.
5. Almont Township has enough retail, restaurants, and service businesses to meet the community's needs.
6. Almont Township has enough industrial businesses and large employers to meet the community's needs.

Figure 5-9: Desired Businesses/Activities

Are there specific types of businesses or economic activities you would like to see more of in Almont Township?

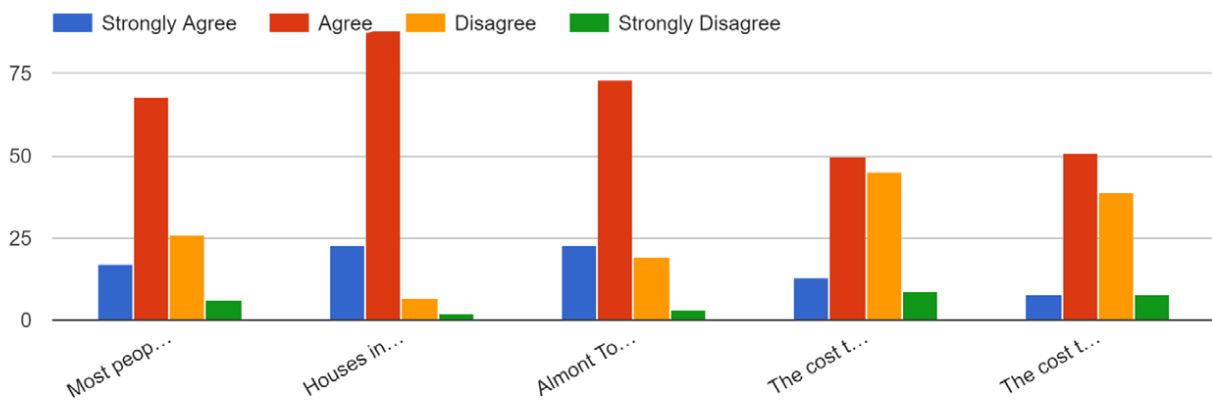
In **Question 9**, based on the responses, here are the top ten desired businesses or activities for Almont Township:

1. Local restaurants (non-chain).
2. Family-friendly events, festivals, and entertainment venues.
3. Retail stores, particularly for clothing and merchandise for kids.

4. Improved downtown area with better parking.
5. Recreational facilities for youth.
6. Gym.
7. Sports complex.
8. Senior center with workout or group classes.
9. Unique destination shops.
10. Breweries.

These seem to reflect a desire for a diverse mix of businesses and activities that cater to different age groups and interests while maintaining the small-town charm and family-oriented atmosphere of Almont Township.

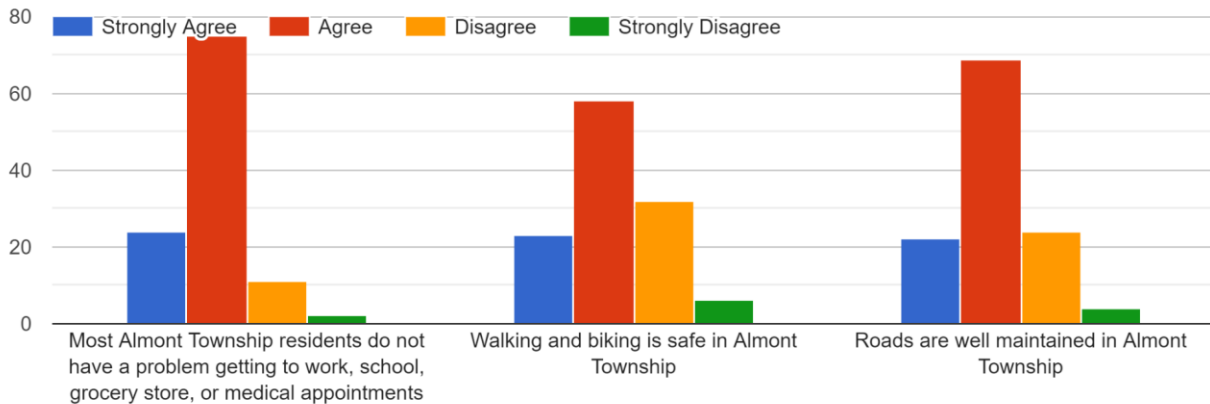
Figure 5-10: Housing



In **Question 10**, the survey asked respondents to rate the following as either strongly agree, agree, disagree, strongly disagree the following finds include:

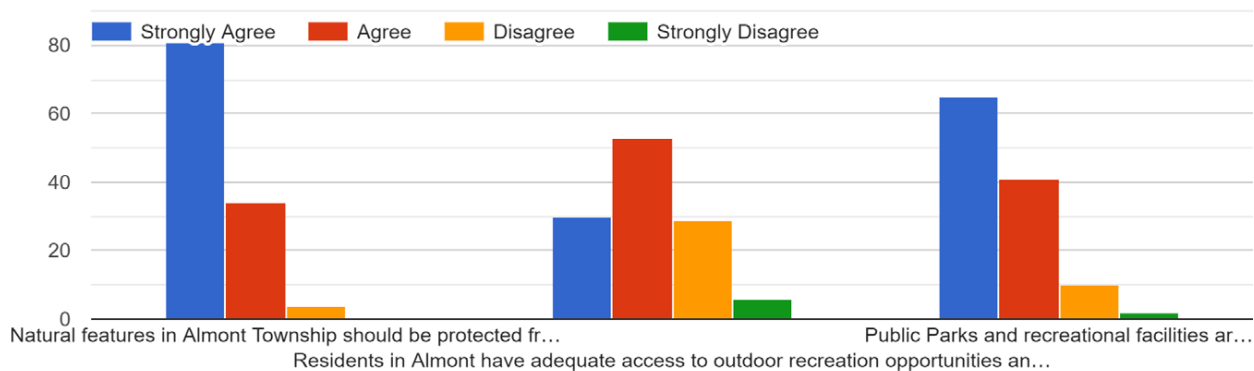
1. Most people and families can find safe, affordable housing that meets their needs in Almont Township.
2. Houses in Almont Township are well-maintained, and homeowners are reinvesting in their homes.
3. Almont Township has an appropriate mix of housing options (single-family, apartments, senior housing, etc.).
4. The cost to purchase a home in Almont Township is reasonable.
5. The cost to rent a home or apartment in Almont Township is reasonable.

Figure 5-11: Transportation.



In **Question 11**, the survey asked respondents to rate the following as strongly agree, agree, disagree, strongly disagree. Most respondents agree that the ease to get to places of work, schools, stores, and medical appointments was good. They also agree that walking and biking was safe and enjoyable. Lastly, they believe the roads are well maintained.

Figure 5-12: Environment.



In **Question 12**, the survey asked respondents to rate the following as either strongly agree, agree, disagree, strongly disagree the following finds include:

1. Natural features in Almont Township should be protected from development (farmland, wetlands, parks, forests, rivers and streams, etc.).
2. Residents in Almont have adequate access to outdoor recreation opportunities and natural areas (hunting, fishing, hiking, camping, etc.).
3. Public parks and recreational facilities are important to my quality of life.

Figure 5-13: Outdoor/Recreational Activities

Are there specific types of outdoor/recreational activities that you would like to see more of in Almont Township?

Based on the responses, here are the top ten outdoor and recreational activities desired by respondents for Almont Township:

1. Bike trails or paths.
2. Park improvements, including better amenities like basketball courts, tennis courts, or pickleball courts.
3. Skate Park.
4. Recreational center with fitness classes.
5. Swimming pool or splash pad.
6. Soccer fields.
7. Walking or hiking trails.
8. Outdoor basketball courts.
9. Fishing spots or public fishing access.
10. Nature centers or areas for kayaking and canoeing.

These suggestions highlight a desire for a variety of outdoor recreational opportunities for individuals and families, including sports facilities, parks, and trails, to enhance the quality of life in Almont Township.

Figure 5-14: The Future

What would you like to see in regard to the future of Almont Township?

Based on the responses provided, here are the top ten desires for the future of Almont Township:

1. Infrastructure and Growth Management: Address concerns about overdevelopment and ensure that infrastructure like the power grid, streets, and schools can support the current and future population growth.
2. Lower Taxes and Cost of Living: Reduce taxes and lower water costs to make living expenses more affordable for residents.
3. Preservation of Small-Town Feel: Maintain the rural and small-town atmosphere of Almont, limiting further expansion and focusing on supporting local businesses and community cohesion.

4. Improved Internet Connectivity: Provide better internet options, especially for those who work from home, to enhance connectivity and productivity.
5. Enhanced Parks and Recreation: Develop nicer parks with amenities like baseball and soccer fields, and create recreational facilities for youth, such as skating rinks, arcades, or splash pads.
6. Safety Measures: Implement safety measures like sidewalks on main roads, improved street signs, and speed limit adjustments to ensure the safety of residents and visitors.
7. Education Improvement: Improve the quality of schools and address overcrowding issues, prioritizing better communication, and planning to meet the needs of students and families.
8. Promotion of Local Businesses: Support local businesses through promotion and community engagement, fostering economic growth and diversity.
9. Environmental Preservation: Preserve natural areas and farmland, limiting further subdivisions and maintaining the scenic beauty and rural character of the township.
10. Community Development: Foster community pride and involvement through events, downtown revitalization, and the creation of family-friendly attractions and activities.

These desires reflect a mix of concerns about growth management, affordability, community identity, and quality of life, indicating a desire for sustainable development and improvement in various aspects of township life.

Chapter 6 Goals, Strategies, and Tasks

Planning Commission and Community Development Objectives

Almont Township, public and private organizations, and residents all have roles to play in pursuing the broad goals outlined in this chapter. This section defines objectives and actions to achieve those goals that are the responsibility of the Planning Commission that will be pursued prior to the next five-year review of the Master Plan.

Goal: Preserve natural resources and rural character and enhance the quality of life for residents.

Strategies:

1. Preserve and protect environmentally sensitive areas.
 - a. Task: Develop plans to preserve resources and evaluate ordinances to either require or encourage preservation of environmentally sensitive areas within the township and determine priorities for preservation.
 - b. Task: Explore programs and resources through the MDNR and EGLE to protect and enhance access to sensitive resources.
2. Integrate preservation of natural features into the development process.
 - a. Task: Require development applications to identify sensitive natural features on a site and ensure their protection during the development process.
3. Preserve the rolling, open topography of the west side of the township.
 - a. Task: Evaluate zoning district minimum lot sizes and consider requiring larger lot sizes and maintenance of areas with sensitive slopes.
4. Rehabilitation of mining sites to and preserve scenic views.
 - a. Task: Require mining operations to provide a decommissioning plan and require necessary screening of site. Review zoning ordinance standards to ensure there are effective options for re-purposing these sites into residential and/or recreational developments.

5. Preserve woodlands and water features.
 - a. Task: Develop plans to preserve resources and evaluate ordinances to either require or encourage preservation or replacement of woodland areas impacted by new development.
6. Protect ground water supply.
 - a. Task: Ensure industrial and other uses that may include storage of potential pollutants have adequate containment measures in place and are complying with all state and other requirements.
7. Hazardous materials.
 - a. Task: Comply with State of Michigan legislation and procedures by the MDNR and EGLE.

Goal: Provide recreation and open space for the residents of Almont Township.

Strategies:

1. Encourage environmentally sensitive areas to be set aside as open space or recreational use.
 - a. Task: Acquire scenic easements reinforcing the open space preservation objectives and community appearance.
 - b. Task: Work with MDNR and EGLE to provide resources to fund and protect sensitive resources.
2. Provide a range of recreational facilities and activities to township residents.
 - a. Task: Explore opportunities for partnerships with Almont School District to expand access to recreational facilities and programs.
 - b. Task: Encourage the use of railroad rights-of-way and utility corridors as suitable locations for pedestrian/bicycle paths.

Goal: Preserve agricultural land for farming use.

Strategies:

1. Preserve prime farmland for farming and agricultural use, recognizing that productive agricultural land is an irreplaceable asset.
 - a. Task: Evaluate whether any farmland preservation techniques or programs would be appropriate. These could include land preservation programs like Purchase of

Development Rights, or zoning techniques that increase minimum lot size or restrict the number of times a parcel can be split.

2. Provide opportunities for farmers to generate income in a variety of ways. This includes promoting agricultural tourism and value-added food processing or other small business ventures.
 - a. Task: Evaluate township policies to ensure the necessary flexibility is in place to permit these activities today.
 - b. Task: Collaborate with entities like Michigan State University Extension and the Michigan Farm Bureau to provide resources to local farmers.

Goal: Maintain quality housing opportunities that meet the needs of new and long-term residents.

Strategies:

1. Encourage cluster development in low to moderate density areas to provide an alternative to sprawl development.
2. Encourage historic preservation of homes in township.

Goal: Promote quality commercial development while maintaining the rural identity and character of Almont Township.

Strategies:

1. Support efforts to diversify the township's commercial base by collaborating with the Lapeer Development Corporation and supporting existing businesses.
2. Provide opportunities for commercial uses that meet the daily needs of Almont residents.
 - a. Task: Review zoning ordinance for commercial development standards to improve the curb appeal of all new commercial development in the township as they relate to signage, landscaping, building appearance, setbacks, and overall site design.
 - b. Task: Evaluate the location of commercial future land use classifications to ensure adequate land is available for future development.
3. Direct commercial development to areas of the township where it will not negatively impact residents.
 - a. Task: Evaluate future land use map to ensure commercial future land use classifications are not located in areas that will negatively impact residential developments.

- b. Task: Encourage the combination of commercial driveways and parking lots to discourage excessive curb cuts along major roads and limit potential traffic hazards.
4. Recognize the township's mutually beneficial relationship with the Village of Almont's historic commercial district.
- a. Task: Actively explore and collaborate on local development opportunities that may complement the township and village.
 - b. Task: Determine which types of commercial development may be more suitable for the village rather than the township and encourage those businesses to consider locating in the village before pursuing a location in the township.

Goal: Promote the development of a clean, high-quality industrial base that allows residents to work and live in the township.

Strategies:

1. Promote clean "high-tech" industrial uses that complement the township's rural character and minimal impacts the natural environment.
 - a. Task: Identify appropriate site for new for clean industrial uses and ensure they are appropriately designated in the future land use map.
 - b. Task: Review the zoning ordinance to promote clean industrial uses, provide density bonus, and upgrade industrial development design standards.
2. Encourage industrial use/development to be located further west or east of commercial development along M-53.
 - a. Task: Require shared driveways when possible.
 - b. Task: Concentrate industrial uses only at those locations that can support such development based on the availability of suitable transportation access and utilities.
 - c. Task: Provide adequate buffer areas where industrial and residential uses interact or abut.
 - d. Task: Continue to work collaboratively with the Lapeer Development Corporation to target desired industries.
3. Discourage heavy industrial uses that create excessive noise and/or vibration, or that require outdoor storage in areas of incompatible uses.
 - a. Task: Require development impact studies intense industrial uses during site plan review.

- b. Task: Evaluate the zoning ordinance to determine whether additional regulations are necessary to limit potential impact from heavy industrial uses.

Goal: Encourage and promote pedestrian and vehicle traffic improvements for the health, safety, and welfare of the community.

Strategies:

1. Maintain strong working relationships with State of Michigan Transportation (MDOT) and Lapeer County Road Commission (LCRC).
 - a. Task: Meeting with MDOT and LCRC representatives.
2. Plan road improvements to coincide with development.
 - a. Task: Recognize issues of pedestrian traffic when considering development plans and ensure pedestrian circulation is adequately considered.
 - b. Task: Permit the development of private or public roads when they contribute to the rural character of the community, and which meet accepted planning, engineering, design, and maintenance standards.
 - c. Task: Require acceleration/deceleration tapers and bypass lanes in conjunction with development along all major roads during site plan review.
 - d. Task: Encourage the construction of sidewalks in new single family subdivisions.
3. Encourage the development of “dust-free” roads without compromising the rural character of the township.
4. Establish well-defined truck routes, especially for gravel trucks and work with the County Road Commission to determine appropriate enforcement mechanisms.
5. Provide a continuous vehicular circulation pattern within adjoining single-family subdivisions.
6. Limit the number of driveways allowed for commercial development and consolidate access whenever possible.
7. Reduce noise pollution associated with traffic in the township.
8. Correct hazardous and unsafe areas by improving street alignments, where possible.

Goal: Develop plans for development and maintenance of public facilities and services to the development of the township in the most cost effective and efficient manner possible.

Strategies:

1. Encourage cooperation with adjacent communities relative to the shared responsibility of providing public services that cannot be realistically provided by individual communities.
2. Encourage adequate cable and internet services to all residential homes.
3. Consider the expansion of the village's sewer and water system, or the possibility of the future development of a township system.
4. Encourage large lots and on-site disposal systems where sewer extensions are not foreseeable within the planning period.
5. Plan for the most efficient and effective method of providing emergency services.
6. Consider the development of a Township Hall.
7. Consider the need for a master storm water drainage plan that addresses existing and anticipated surface water drainage problems.
8. Encourage the establishment of a township-wide recycling center.
9. Study the possibility of acquiring land for community facilities and/or services.

Chapter 7 Future Land Use Plan

Introduction

The Future Land Use Plan provides direction for the future development of areas of Almont Township that are under the zoning jurisdiction of the township. It serves as an overall framework for the management and regulation of future development and serves as the basis for evaluating rezoning requests.

The Planning Enabling Act (P.A. 33 of 2008, as amended) provides Planning Commissions the authority to prepare and officially adopt a master plan. Section 33 (2) of the Act states:

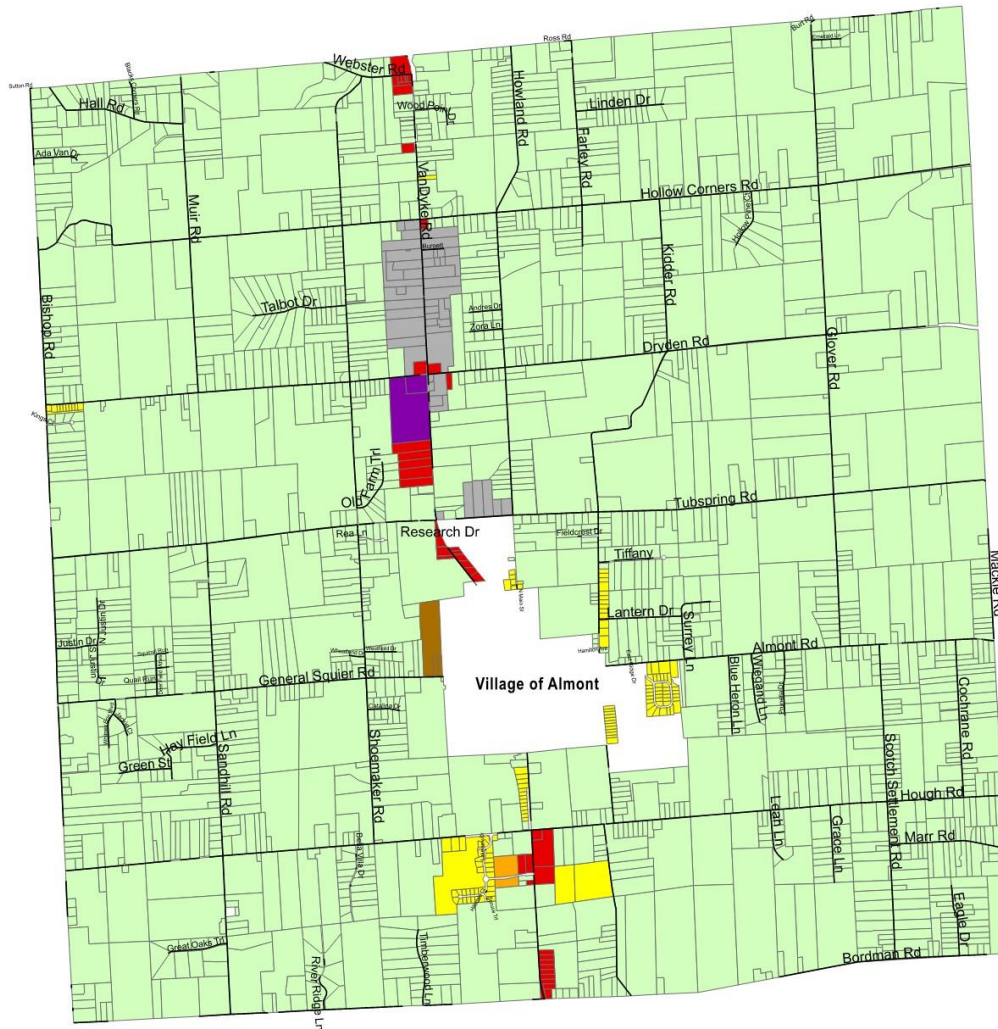
- (2) A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:*
- (a) A land use plan that consists in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways, and grounds...public transportation facilities, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.*

The future land use plan is based on the goals, objectives, and strategies established in Chapter 6, but is intended to be somewhat flexible. It is important to keep the following in mind when considering Future Land Use.

- **The Future Land Use Plan provides a long-range projection of land uses for the next 20 years** to coordinate development consistent with the township's goals and objectives. The Future Land Use Map represents a general arrangement of the proposed land uses as identified by their locational criteria. It is not intended to be the zoning map. In determining the appropriateness of a zoning change, the plan's goals, policies, and locational criteria should be reviewed and weighed equally with the map's delineation of future land use classification boundaries.
- **The Future Land Use Plan considers land uses in the context of the township as it exists at the date of adoption of the plan, relative to goals and objectives for future development.** The relationship between land uses, public facilities, utilities, and a range of other factors was considered in establishing future land use classifications. As these factors change, the assumptions upon which the map was developed may no longer be relevant.
- **The Future Land Use Plan should be reviewed and analyzed** when the Planning Commission considers public and private development activities relative to a constantly changing economic, social, and built environment.

Prior to establishing a future land use plan for the township zoning jurisdiction, the Almont Township Planning Commission examined a generalized version of future land use across the entire township. This composite future land use analysis provides a snapshot of the plans for land use in all zoning jurisdictions. As the map shows, the overwhelming majority of the township is planned for agricultural use, with much greater densities of residential and commercial uses along the center of the township and surrounding the village to the south, of the township.

Map 7-1: Composite Future Land Use



Almont Township Future Land Use Map

Legend

- Village of Almont
- Roads
- Agricultural - Residential
- Residential - Low
- Multi-Family Residential
- Mobile Home Park
- Planned Unit Development (PUD)
- Commercial/Office
- Industrial



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Land Use Classifications

This plan identifies seven land use classifications to direct development in Almont Township. These classifications generally align with current zoning district classifications. The land use classifications listed below are presented from least intense use to most intense use.

AR - Agricultural

The purpose of the Agricultural - Residential Future Land Use classification is to allow for a variety of agricultural and residential uses. The future land use map shows that there are vast Agricultural - Residential areas within the township. The Agricultural - Residential future land use classification aligns with the AR Agricultural Residential Zoning District.

R-1A - Residential - Low

The purpose of the Residential - Low classification is to provide for residential development such as single-family dwellings and related accessory structures. This classification should provide space for traditional neighborhood single-family growth, free from most other uses, except those compatible with the residents in these neighborhoods. This is the least dense of the residential future land use categories shown on the future land use map. The Residential - Low classification aligns with the R-1A Single Family Residential Zoning District. The future land use map shows these areas are found primarily south and west of the village.

MHP - Mobile Home Park

This future land use classification is intended to identify an appropriate site for a Mobile Home Park to develop in the township or expand from the village boundary. The future land use map shows this area directly adjacent to the mobile home park that is currently under the village's jurisdiction. Site conditions control density, but the recommended density for this district is five to seven units per acre. Density for Mobile Home Districts is largely the authority of the Manufactured Housing Commission. This future land use classification aligns with the MHP Mobile Home Park Zoning District.

RM - Multiple Family

The Multiple Family future land use classification is intended to provide affordable housing opportunities and serve as an alternative to traditional single-family homes. This more intensive residential land use often serves as a buffer between single-family residential uses and commercial land uses. Included are apartments, duplexes, conversions of single-family dwellings up, and senior housing. This future land use classification aligns with the RM Multiple Family Residential Zoning District.

C-1 - Commercial

This general-purpose commercial category allows for a wide variety of commercial uses; appropriate uses include offices, neighborhood businesses, or commercial ventures that require exposure along heavily traveled roads. In Almont Township, these commercial uses are designated in nodes along Van Dyke Road. This future land use corresponds to the General Commercial (C-1) zoning district.

I - Industrial

This future land use designation is intended to provide for traditional industrial and other high-intensity or land-intensive uses. The future land use map allocates a generous amount of land within the M-53 corridor for industrial purposes. Desirable current and future industrial sites outside of the village are located at the intersection of Dryden Road and M-53. Industrial uses typically generate high amounts of truck traffic. This site offers the convenient access necessary to support industrial land uses and is not located near any existing neighborhood areas, which could present compatibility concerns. The Industrial land use classification corresponds to the Industrial (I-1) zoning district.

PUD - Planned Unit Development

The Planned Unit Development future land use classification is intended to permit the review of proposals involving the mixing and clustering of use areas not otherwise allowed under any other existing and proposed zoning districts. This overlay designation is unique in that it provides for large-scale mixed-use developments that are broader in regional orientation and incorporate several anchor uses accompanied by supporting residential developments. Innovative design, with respect to vehicular and pedestrian circulation, building placement and style, and natural resource preservation are prerequisites of this type of development. PUDs must be designed to provide a proper transition from non-residential uses to residential uses. This land use classification corresponds to the PUD zoning district and is located at the southwest corner of Dryden Road and M-53 on the future land use map.

Future Land Use

The Planning Commission has compiled a thoughtfully prepared Master Plan that represents the data collected and the community spirit of Almont Township envisioned by the residents. This plan is only the beginning of an action program for the next twenty years which should be supplemented by annual reviews of the goals, policies, and future land use map. Because the future welfare of the township depends upon rational, coordinated action, the Planning Commission stands ready to meet any person or group interested in the future development of

the area. The Planning Commission will be available to help and guide those needing advice or wish to be part of the plan implementation process.

While this task is to be led by township officials, implementation also depends on every responsible citizen in Almont Township. By working together, the township will continue to be a desirable, attractive, and convenient community in which to live, work, and play.

The Future Land Use Map represents the general arrangement of the proposed land uses, it is not intended to replace the zoning map.

Table 7-1: Future Land Use

Land Use	Acres	% of Total
Agricultural – Residential	21,913	96.2%
Residential – Low	259	1.1%
Mobile Home Park	39	0.2%
Multiple Family	19	0.1%
Commercial/Office	155	0.7%
Industrial	324	1.4%
PUD	68	0.3%
Total	22,777	100%

Zoning Plan

With a new plan in place, Almont Township has an opportunity to update its current zoning ordinance to reflect the goals adopted in this plan. Table 7-2 provides a summary of the relationship between Almont Township zoning districts and future land use classifications in the master plan. All future land use classifications have an equivalent zoning district.

Table 7-2: Zoning Plan Summary

Zoning District	Future Land Use	Minimum Zoning Ordinance Lot Size (Square Feet)
AR – Agricultural Residential	Agricultural – Residential	2 Acres
R-1 A Single Family	Residential – Low	30,000
MHP – Mobile Home Park	Mobile Home Park	10 Acres
RM – Multiple Family	Multiple Family	
O-1 – Professional Office	Office	15,000
C-1 – General Commercial	Commercial	12,000
I-1 – Industrial	Industrial	20,000
PUD	Planned Unit Development	

Recommended Zoning Ordinance Amendments

The following zoning ordinance amendments are recommended based on this master plan. The primary adjustment to the zoning ordinance envisioned by this master plan is exploring options to reduce the rate of agricultural and open space being converted to residential use while also providing for opportunities for limited expansion of residential development in appropriate areas of the township.

1. Evaluate the lot sizes permitted Agricultural districts to **determine whether larger lot sizes, or other land preservation techniques are appropriate** to limit the conversion of agricultural and open space land to residential uses.
2. **Consider the locations currently designated for Agricultural Residential** and determine whether they are adequate or if additional areas should be rezoned or designated in the Future Land Use Map for these classifications.
3. There are only a handful of **commercial** uses in the township and, by combining all commercial uses, would simplify the current practice in the zoning ordinance that makes no distinction between C-1, C-2, or C-3. Any specific detail between such uses is managed by table of uses and table of use requirements in the zoning ordinance which sets standards for each use.

Annual Report

The Planning Commission annual report is a critical tool to tracking progress toward master plan goals and objectives. Each year, the Planning Commission should include a review of actions and accomplishments related to the plan and identify priorities for the upcoming year to be considered by the Township Board of Trustees.

Five-Year Review

Under the terms of the Michigan Planning Enabling Act (MPEA), the county's Planning Commission must review the master plan at least every five years to determine if an update is required. The findings and determination of the Planning Commission should be recorded in the meeting minutes and as part of a formal motion or resolution.

The review should be a formal process if the county intends it to serve as compliance with the requirements of Section 45 (2) of the MPEA. This means that a report outlining the standards for review and other basis upon which the Planning Commission determined whether an update is necessary should be created. The findings may be part of a resolution adopted by the Planning Commission or a separate report incorporated into the minutes of the meeting.

As noted above, it is intended that the Planning Commission conduct a less formal review annually as part of the annual report to the Township Board of Trustees.

Standards for Review

In conducting the five-year review, the Planning Commission should evaluate the plan using the following criteria to determine if a plan update is necessary. If one or more of these conditions are met, a plan update may be appropriate.

1. **The conditions that the plan was based on have changed.** For example, this plan is based on a relatively flat rate of population growth in the township. If population growth suddenly surges, a revision may be appropriate. The township should track the rate of land splits, building permits, and regular census data updates to determine if the analysis in this plan is no longer accurate, and therefore the land use plan and goals and objectives may need to be re-evaluated.
2. **There was a significant error in the plan** that affects the plan policies, goals, or recommendations. Sometimes a plan is based on an assumption that turns out to be incorrect, such as an area that was previously thought to lack in pressure for development suddenly sees a surge in demand. Any changes in the facts as a community knows them should be considered to see if it changes the appropriateness of proposals in the plan.
3. **There has been a change in resident sentiment** about some basic goal of the plan, or on a proposed approach to achieving the goal, that is reflected in the Planning Commission's recommendations or the Township Board of Trustee's decisions, but not in the plan.
4. **New issues that should be addressed by the plan have come up** and are not adequately addressed. Issues important to a community may present themselves after a master plan has been adopted. In those instances, it might be an issue that requires amendment of the master plan to ensure that the township's policies regarding the use are clear.
5. **The plan is out of date.** Master plans normally have a 10- to 20-year scope. If the plan has not been revised or significantly updated by the time the plan has reached the end of its "life", then it should be updated.

Implementation

The key to a well-planned community is the actual day-to-day use of planning documents, like this Master Plan. Because this plan is to be the basis for future zoning and planning decisions, it is imperative that the plan be available to township staff, elected and appointed officials, as well as business owners, developers, stakeholders from Lapeer County and the region, and the general public. The implementation of this Master Plan depends on its continual use by the Planning Commission and the Township Board. In its best form, implementation of this plan will result in the achievement of the goals and objectives described in Chapter 6.

Strategic Implementation Plan

The goals and objectives identified in this chapter were developed based on feedback from local stakeholders, public input through surveys, and evaluation of the data presented in this plan. This section provides guidance for the Planning Commission to prioritize objectives. When preparing its annual report to the Township Board, the Planning Commission should review this section of the Master Plan and provide a report on the status of each objective.

Table 7-3: Strategic Implementation Plan

Strategy	Responsible Party	Completion Year	Funding Source(s)
1. Reduce the rate of new development in agricultural areas of the township with prime farmland.	Township Board, Township Staff, Planning Commission	Ongoing	General Fund, DNR
2. Promote the use of mechanisms like the Public Act 116 program at the State of Michigan for farmland preservation.	Township Board, Township Staff, Planning Commission	2024	General Fund and Michigan Department of Agriculture and Rural Development (MDARD)
3. Encourage farmer to pursue a range of opportunities to maintain economically stable farming operations.	Township Board	Ongoing	
4. Limit the impact on prime agricultural land from renewable energy development.	Township Board, Township Staff, Planning Commission	Ongoing	General Fund
5. Explore opportunities to upgrade or develop new parks and recreational facilities and work with the village through a regularly maintained Parks and Recreational Master Plan.	Township Board and Parks & Recreation Committee	2024	General Fund, DNR
6. Develop a non-motorized transportation plan to promote walkability and cycling throughout the township	Township Board, Planning Commission, Parks & Recreation Committee	2024	General Fund and DNR
7. Review and update the zoning ordinance and zoning map consistent with Master Plan recommendations.	Planning Commission, Township Board	2025	General Fund

<p>8. Review the calendar of existing events and activities and determine potential events or activity to be added annually in partnership with other local business and organizations.</p>	<p>Township Board</p>	<p>2025</p>	<p>General Fund</p>
<p>9. Determine whether conducting a market study to identify potential business opportunities would be helpful, and then pursue funds to conduct the study if so.</p>	<p>Township Board, Planning Commission</p>	<p>2025</p>	<p>Redevelopment Ready Communities</p>
<p>10. Develop plans for funding and supporting public services and identify funding sources.</p>	<p>Township Board</p>	<p>2024</p>	<p>Michigan Economic Development Corporation, Redevelopment Ready Communities</p>
<p>11. Five-year review of Master Plan</p>	<p>Planning Commission</p>	<p>2029</p>	<p>N/A</p>

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Appendix A: Community Input Documentation

Appendix B: Adoption Documentation