



**T**he Master Plan is a comprehensive document, long-range in its view, and is intended to guide development in the Township over a period of 10 to 20 years. The Master Plan sets forth public policies that will be followed regarding development and redevelopment. The information and concepts presented in the Master Plan are intended to guide local decisions on both public and private uses of land, as well as the provision of public facilities. A sound Master Plan promotes a land use pattern that is consistent with a community's goals.



***Master Plan = Guide***

#### WHY DO WE PREPARE A MASTER PLAN?

The Township Planning Act of 1959 states that **“the planning commission shall make and adopt a basic plan as a guide for the development of unincorporated portions of the Township.”** The Act also states that the plan should be used to:

- promote public health, safety and general welfare;
- encourage the use of resources in accordance with their character and adaptability;
- avoid the overcrowding of land by buildings or people;
- lessen congestion on public roads and streets;

- ❑ facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and
- ❑ consider the character of each township and its suitability for particular uses judged in terms of such factors as the trend in land and population development.

## RELATIONSHIP BETWEEN THE MASTER PLAN AND ZONING ORDINANCE

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

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



***Zoning Ordinance = Law***

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

## THE PLANNING PROCESS

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

Upon completion of the existing conditions analysis, the Township Planning Commission reached out to the public for input through a *Strategic Vision Session*. Representatives from a variety of interests within the community came together on February 3, 2004 to discuss planning issues in the Township.

The next step in the process was for the Planning Commission to develop its goals and objectives statements. Using the valuable input from the Vision Session, a series of goals and objectives were formulated to guide the "Plan" elements of the Master Plan.

## INTRODUCTION & REGIONAL SETTING

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

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

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

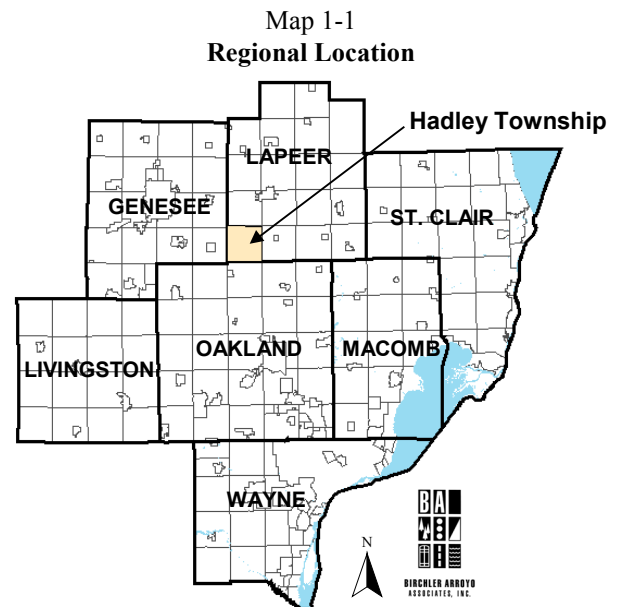
## REGIONAL SETTING

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

### REGIONAL LOCATION

Hadley Township is located approximately ten miles southwest of the City of Lapeer and 17 miles southeast of the City of Flint. Port Huron is about 40 miles east of the Township and the City of Detroit lies approximately 55 miles south via M-24.

Hadley Township has access to M-24 via Pratt and Brocker Roads, and access to I-69 via Elba Road and M-24. Pratt Road and Hegel Road connect the township with M-15 to the west. Hadley and Baldwin Roads also provide access into Lapeer.



REGIONAL INFLUENCES

COUNTY PLANNING COMMISSIONS

The Lapeer County Planning Commission is currently in the beginning stages of updating the County’s Master Plan. The 1992 Lapeer County General Development Plan designates the majority of Hadley Township for Rural Residential land use. Some areas in the northern part of the Township and an area in the southeast corner of the Township are designated for Prime Agriculture. The area around Lake Lapeer and the Pratt and Hadley Road intersection are designated for Low Density Residential.

There is also a small area at the Pratt and Hadley Road intersection, where Hadley Village is located, designated for Commercial uses.

ADJACENT COMMUNITIES

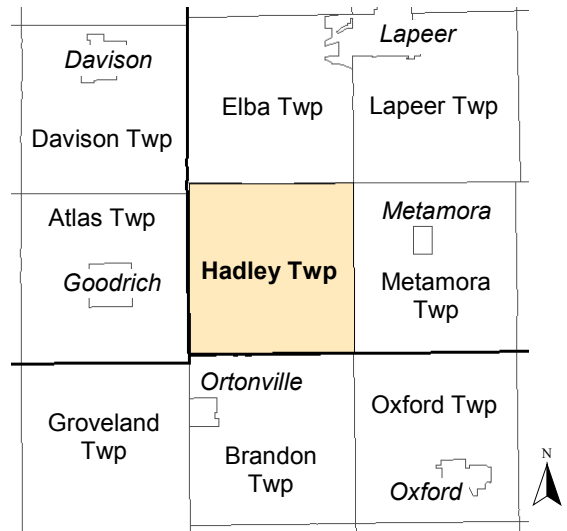
In addition to regional plans that may affect the future development of Hadley Township, local plans by neighboring communities may also influence land use on the Township’s boundary. The following brief descriptions highlight the elements of master plans of adjacent townships as they relate to the bordering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

ELBA TOWNSHIP

The Elba Township Master Land Use Plan was adopted in December 2002. With the exception of an area around Lake Lapeer, the entire southern boundary of the Township is planned for Open Space/Agriculture uses. The plan describes this designation as promoting open space residential design and clustering of future single family developments.

The area around Lake Lapeer is designated for Low Density Residential/Lake Residential to include the existing home development surrounding the lake. The majority of the Township’s more intensive uses, such as commercial and industrial, are located at the I-69 interchanges.

Map 1-2  
Adjacent Communities



METAMORA TOWNSHIP

The Metamora Township Master Plan was adopted in November 1996. There are a number of different uses planned along Metamora Township’s western border. The majority of the area is planned for Country Estates. The Master Plan indicates that this designation is intended to associate with the Township’s agricultural heritage and reflect a countryside character. The density for this land use is one unit per acre.

Resort Residential uses are planned around Lake Metamora and a small area south of the lake is planned for Open Space Residential. The Resort Residential area reflects

## *INTRODUCTION & REGIONAL SETTING*

the current cottage development around Lake Metamora and would permit similar development to occur around the undeveloped portions of the lake. The Open Space Residential use is intended to encourage development that utilizes an approach to cluster housing on the most suitable parts of a site in order to permanently preserve valuable open space.

### BRANDON TOWNSHIP

The Brandon Township Master Plan was adopted in March 2000. Nearly the entire northern border adjacent to Hadley Township is planned for Agricultural / Rural Residential land uses. The only exception is the Ortonville Recreation area, which is planned for Recreation use.

The Agricultural/Rural Residential use designation places a heavy emphasis on using open space/cluster developments throughout the Township. The Elba Township Master Plan uses a similar approach to residential development.

### ATLAS TOWNSHIP

The Atlas Township Master Plan was updated in February 1999. All of Atlas Township's eastern border, adjacent to Hadley, is planned for Rural Estates use. The Rural Estates designation accounts for 65 percent of the entire land area within the Township and is intended to accommodate primarily agriculture preservation and residential development with a density of one dwelling unit per five acres.

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