

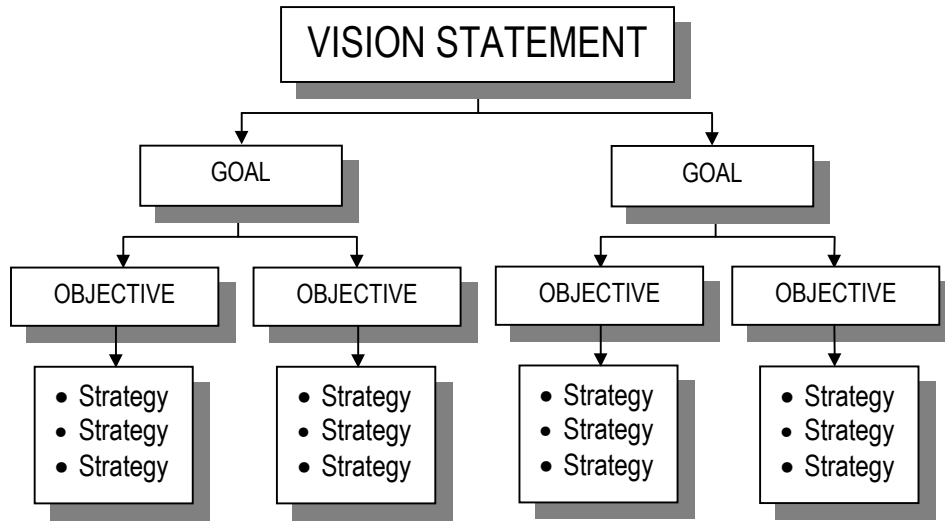


If it is to be representative, long-range planning must take place in a public forum, with opportunities for public participation. An approach that has been used successfully when planning for the future of a community is an exercise designed to incorporate public opinion in the development of “a vision of the future” for the Township. This exercise precedes the planning phase of the Master Plan process, and thus serves to guide it.

Hadley Township held an “Issues and Solutions” workshop in early February 2004 at which the Planning Commission sought input from residents, community leaders, and neighboring townships. This input, along with the foundation of the Goals and Objectives from Hadley’s 1990 Master Plan, contributes to the policy basis from which long-range land use decisions can be made. For more detailed information about the workshop, please refer to Appendix A.

The Vision Statement guides the Planning Commission in the formulation of the goals and objectives of the Master Plan. Goals are typically very general statements about the quality and character of the community. Goals are not very easily quantified or measured, and must therefore be translated into measurable objectives that can be prioritized and pursued by instituting specific strategies that will be followed. The goals and objectives are intended to result in a specific quality and character for the community, as envisioned by the Vision Statement. The strategies are designed to result in measurable progress toward achieving the Township’s objectives, and must balance the rights of private property owners to develop an appropriate use of their land with the public purposes inherent in planning for the long-range future of a community.

The following illustration depicts the relationship between the vision statement, goals, objectives, and strategies:



## VISION STATEMENT

The following statements serve as a foundation for the goals and objectives, and are intended to provide direction to the Planning Commission as they draft a new Master Plan for Hadley Township.

### COMMUNITY CHARACTER

Hadley Township is a rural, bedroom community with a friendly small town atmosphere. Preserving this existing character is the highest priority for Hadley residents. Instituting measures to assure slow-paced growth is important to maintaining the Township's "country" character. Such measures include preserving farms, maintaining large residential lots, and limiting Township services to those that are essential.

### RESIDENTIAL DEVELOPMENT

Future growth should focus on maintaining the existing large-lot single-family residential development that is prevalent throughout the Township. Low density development is preferable to Township residents in order to maintain Hadley's rural character.

### COMMERCIAL DEVELOPMENT

The existing businesses and historic character of Hadley Village are a source of resident pride, but residents cite a need for limited additional local commercial development. Such uses should be located within the established downtown area.

### TRAFFIC AND CIRCULATION

Hadley Township's road infrastructure is rural in character with mostly unpaved roads. Some transportation improvements are necessary, including the enhancement of traffic

circulation in certain locations, the mitigation of safety concerns at selected intersections, and the provision of a small amount of additional parking downtown.

## **GOALS AND OBJECTIVES**

### COMMUNITY CHARACTER

**Goal:** Maintain and enhance Hadley's existing small town atmosphere and rural residential and agricultural characteristics.

**Objective:** Maintain and enhance the existing rural nature of Hadley Township.

*Strategies:*

- Promote appropriate buffer zones around wetlands, lakes, and river edges.
- Promote surface and groundwater protection through standards for fertilizers, pesticides, septic-system location, and filtration of storm water runoff.
- Ensure that adequate wetland identification and preservation measures are in place as provided for in State law.
- Promote management of wooded areas to enhance woodland quality.
- Encourage maintenance of wildlife corridors by providing natural feature connections through all adjoining developments.

**Objective:** Promote a pattern of development that is based upon the natural capacity of the land to support homes and other uses.

*Strategies:*

- Review all development proposals to ensure that future projects will be compatible with the Township's rural character, and will not detract from its environmental assets.
- Review Zoning Ordinance development standards to reduce requirements that result in unnecessary loss of open space.
- Encourage rural, agricultural and/or open space to be incorporated as a feature of all new development.
- Incorporate wooded areas into new developments and encourage new tree plantings.

**Objective:** Promote agricultural land as a component of the Township's long-range plan for land use.

*Strategies:*

- Maintain and enhance zoning provisions that accommodate agriculture as a permitted principal use.
- Include Zoning Ordinance incentives to encourage preservation of agricultural lands.

## VISION STATEMENT, GOALS & OBJECTIVES

- Maintain low overall densities in agricultural areas to slow down the splitting up of agricultural tracts and the proliferation of scattered housing in farmland areas.
- Prevent the extension of sewer and water lines into planned agricultural areas.
- Permit more intensive development only in areas where infrastructure is presently available, or planned and programmed.
- Future development should be directed towards land that is inappropriate for agriculture or will not influence the status of agriculture and natural resources in Hadley Township.



**Objective:** Maintain and enhance Hadley Township's existing recreational opportunities.

### *Strategies:*

- Promote preservation of State parkland and other important natural resources.
- Consider purchasing land as necessary to "square off" Hartwig Community Park.
- Enhance access (visual and/or pedestrian) to parks and open space areas.
- Develop a path system that provides a pedestrian / bicycle network linking key recreational elements throughout the Township and path systems in adjacent communities.
- Consider preparing a Township Recreation Plan meeting the Michigan Department of Natural Resources' guidelines, and pursue funding for high priority recreation facilities and programs.
- Use all available State and Federal grant programs to stretch the Township's available recreation funding.

## RESIDENTIAL DEVELOPMENT

**Goal:** Maintain the existing large-lot single-family residential development that is prevalent throughout Hadley, while directing high density development to areas where it will have the smallest impact on rural character.

**Objective:** Encourage residential development designs which increase open space and decrease negative impacts on agriculture and the visual and natural environment.

*Strategies:*

- Require large minimum lot sizes or low average densities in the “country” areas of the Township where utility services are not planned.
- Enforce land division regulations that provide design standards, local review, and approval requirements for all property splits.
- Require residential development to preserve the natural features of each site, such as woodlands, wetlands, and natural drainage facilities.
- Increase the use of pre-application conferences with developers to ensure that Township regulations and policies are considered at the beginning of site design.
- Monitor engineering and drainage issues for new residential developments to ensure that they do not negatively impact existing development.



**Objective:** Concentrate higher density residential development in suitable areas, such as near Hadley Village or along major roads.

*Strategies:*

- Concentrate development where soils are adequate for septic tank systems.
- Evaluate the Township’s Zoning Ordinance and Map to determine whether residential zoning categories and locations are consistent with the availability of services and infrastructure.
- Accommodate higher density residential development in those areas designated for such uses in the Master Plan.

## NON-RESIDENTIAL DEVELOPMENT

**Goal:** Maintain the Township’s planned areas for commercial and industrial uses and provide for limited additional commercial and light industrial development in appropriate areas.

**Objective:** Encourage moderate expansion of commercial uses within Hadley Village while preserving and enhancing the character of the downtown core.

*Strategies:*

- Institute measures to preserve Hadley Village’s historic character.
- Promote design standards for new business buildings in the Village that respect the historic development’s character and significance.

## VISION STATEMENT, GOALS & OBJECTIVES

- Implement controls which will limit the size and mass of new commercial structures.
- Encourage creative redevelopment and continued maintenance of vacant commercial properties.
- Review Zoning Ordinance standards for commercial uses to ensure that development criteria encourage commercial development within planned commercial areas and discourage it elsewhere.
- Prevent commercial development in the Township's agricultural areas.
- Encourage the development of commercial uses that are underrepresented or not currently located in Hadley, such as a restaurant, bank, or gas station.

**Objective:** Provide limited areas for properly planned, environmentally responsible light industrial growth.

### Strategies:

- Allow future industrial development only in areas where sufficient services and infrastructure are available, or planned and programmed.
- Review Zoning Ordinance standards for industrial uses to ensure that development criteria encourage industrial development within planned industrial areas and discourage it elsewhere.
- Review and enhance Zoning Ordinance performance standards for all uses relating to hazardous materials and other negative environmental impacts.
- Review and enhance Zoning Ordinance screening and landscaping requirements for industrial sites.



## TRAFFIC AND CIRCULATION

**Goal:** Maintain and improve Hadley Township's system of roads.

**Objective:** Preserve the rural character of Hadley Township's road infrastructure.

### Strategies:

- Work with the Road Commission to identify roads that should remain gravel.
- Maintain unpaved roadways with increased regularity and consistency.
- Identify and prioritize road areas in need of drainage improvements and ditch maintenance.
- Seek out sources of funding for drainage improvements.

## *VISION STATEMENT, GOALS & OBJECTIVES*

- Maintain agricultural vistas along country roads by encouraging maintenance of hedgerows and periodic clearing of brush.
- Investigate Natural Beauty Road designation for appropriate roads.

**Objective:** Enhance traffic circulation and ensure that roads are capable of accommodating traffic safely and at an acceptable level of service.

### *Strategies:*

- Identify those roads that have projected volumes or functional classification that justify paving.
- Limit the number of driveways and curbcuts to the minimum necessary to provide for safe ingress and egress.
- Determine which road improvements, such as signals and left turn lanes, may be appropriate for problem intersections.
- Encourage public-private partnerships that result in development paying its fair share of major roadway improvements.

**Objective:** Provide for limited additional parking in Hadley Village while promoting a pedestrian-friendly atmosphere downtown.

### *Strategies:*

- Designate locations of existing public parking in downtown Hadley by signage or other appropriate means.
- Identify vacant land in the Village that would be best suited for additional parking.
- Improve sidewalk maintenance in Hadley Village, increasing the regularity of sidewalk cleaning and snow removal.

## **PUBLIC SERVICES**

**Goal:** Provide public services consistent with the community's needs, in a fiscally responsible manner.

**Objective:** Provide public utilities in a manner that supports the long-range land use plan of the Township.

### *Strategies:*

- Investigate the feasibility of providing a sewer system in Hadley Village, giving consideration to potential funding sources.
- Prevent the extension of sewer and water facilities into rural areas of the Township, limiting utilities to those areas in close proximity to Hadley Village.
- Concentrate utility services in areas where growth is planned in order to reduce their cost and discourage sprawl.

*VISION STATEMENT, GOALS & OBJECTIVES*

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