

**Cottrellville Township
St. Clair County, Michigan**

2016

Master Plan

Review

Update to the 2001 Master Plan



**Prepared by
Cottrellville Township Planning Commission
May, 2016**



COTTRELLVILLE TOWNSHIP FACTS

George Cottrell, one of the first settlers in the river district area, arrived from Detroit in 1781 and settled on a parcel of land granted to him as a token of friendship by the Indians. This property was located on the river south of present day Marine City, where he and his wife Cecilia Cottrell farmed and operated a trading post. They raised 12 children at this location from whom all local Cottrell descendants have originated

When the partition of our section of Michigan was made in 1787, there was only one township called Cottrellville, which included the present townships of Cottrellville, Clay, China, Casco, East China and Ira. In the heart of this township was the city of Newport (later called Marine City).

Legislative Act Establishing First Townships in Michigan:

(An ACT to divide several Counties in this Territory into Townships)

“Sec. 3 That all that part of the county of St. Clair containing the surveyed townships and fractional parts of townships numbered three, in ranges fifteen, sixteen and seventeen, east of the principal meridian, be a township by the name of Cottrellville, and the first township meeting be held at Cottrell’s tavern, in said township” *Approved April 12, 1827, Lewis Cass, Governor*

There are six unincorporated communities in Cottrellville Township:

- 1-*Avalon Beach* on River Road and east to the St. Clair River
- 2-*Broadbridge Station* on River Road and Broadbridge Road
- 3-*Cherry Beach* on River Road and east to the St. Clair River
- 4-*Martindale Beach* on River Road and east to the St. Clair River
- 5-*Roberts Landing* on River Road and Roberts Road
- 6-*Starville* on Starville Road from Broadbridge Road to Shea Road

United States Census Bureau:

Total Area: 22.4 square miles
 Land: 21.2 square miles
 Water: 1.2 square miles (5.27%)

Population: 2010=3,559 ---- 2.18% of St. Clair County Population (U.S. Census)
 2015=3,494 ---- 2.18% of the St. Clair County Population (SEMCOG)

INTRODUCTION

Cottrellville Township's Master Plan for Land Use sets the course for development and redevelopment in the Township through the establishment of goals, objectives, strategies and plans. The Master Plan is comprehensive, providing for future land use, transportation, community goals and objectives, establishing a vision for the future and includes plans to achieve that vision. This Plan promotes a land use pattern that is consistent with the community's goals. The information and concepts presented in the Master Plan are used to guide local decisions regarding public and private uses of land and the provision of public facilities and services. This Plan is long range in its view and is intended to guide development in the Township over a period of 20 years. Cottrellville Township's Master Plan was established in 2020.

The State requires Master Plans to be reviewed every five years to ensure the goals and objectives of the community are accurately portrayed. Cottrellville Township's Master Plan was last reviewed in 2011. Presently, in 2016, we again review those goals and objectives.

WHY PREPARE A MASTER PLAN?

Per *PA 33, the Planning Enabling Act of 2008*, the Planning Commission "shall make and approve a master plan as a guide for development". The Master Plan is not an ordinance and does not change the zoning of anyone's property. It is a set of policies, strategies and plans to enhance and improve the community over a long-range planning horizon.

In addition, the *Michigan Zoning Enabling Act of 2006* requires that the zoning ordinance be based upon a Master Plan that is designed to promote the public health, safety and welfare. Zoning is a regulatory mechanism for controlling the classification and regulation of land use. It is the community's local land use law.

While the Zoning Ordinance and Zoning Map regulate current land use, the Master Plan and its maps and policy statements are intended to guide future land use decision-making. The Master Plan is the community's "vision", while the Zoning Ordinance governs the path to that vision. With a valid Master Plan in place, zoning decisions consistent with the Plan and Ordinance are presumed by the courts to be valid.

Sustainability is an important concept in land use planning. Some use the term to describe environmental initiatives, but according to the *United Nations Commission on Sustainability Development*, sustainability is defined more broadly to mean, "meeting the needs of the present without compromising the ability of future generations to meet their own needs". This concept is intended to encompass not only environmental, but also economic and social concerns.

Sustainability is more than just environmental initiatives or green building regulations. Sustainability at the full community level involves providing current and future generations the choices that will result in people choosing to remain in or relocate to Cottrellville Township.

The ICLEI – Local Governments for Sustainability (International Council for Local Environmental Initiatives) is a worldwide organization that promotes education and awareness of sustainability issues. They suggest that, “Sustainability is not an end goal, but a journey that local governments can take to improve the social equity, environmental and economic conditions in their jurisdiction”.

In June, 2009, the Department of Housing and Urban Development, Department of Transportation and the Environmental Protection Agency created sustainability policies that acknowledge the balance needed between housing, transportation and the environment. Their “livability principals” are a good place to start as Cottrellville Township develops its own livability principals:

- Provide more transportation choices: Develop safe, reliable and economical transportation choices to decrease household transportation costs, reduce our nation’s dependence on foreign oil, improve air quality, reduce greenhouse gas emissions and promote public health.
- Promote equitable, affordable housing: Expand location and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.
- Enhance economic competitiveness: Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers, as well as expanded business access to markets.
- Support existing communities: Target federal funding toward existing communities, through strategies like transit oriented, mixed-use development and land recycling, to increase community revitalization and the efficiency of public works investments and safeguard rural landscapes.
- Coordinate and leverage federal policies and investment: Align federal policies and funding to remove barriers to collaboration, leverage funding and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.
- Value communities and neighborhoods: Enhance the unique characteristics of all communities by investing in healthy, safe and walkable neighborhoods-rural, urban or suburban.

The planning process begins with an evaluation of a community’s characteristics, such as population, housing, workforce, income, local market potential, development patterns, natural resources and other pertinent factors. Once a database of existing conditions is compiled, the Township can use the findings to help establish goals for future development of the community.

Population and Housing

Population

As shown in Table 1-1 below, Cottrellville Township has had a 6.9% decrease in population between 2000-2010. China and East China Township are the only surrounding communities that grew in population during this decade. Ira Township’s population decreased at the highest rate, losing over a quarter of its residents in a single decade.

Table 1-1
Population, Cottrellville Township
 Source: 2000 U.S. Census, SEMCOG 2010 Data

	2000	2010	% Change
Cottrellville Twp.	3,814	3,559	-6.9%
Algonac	4,613	4,110	-10.9%
Casco Twp.	4,747	4,107	-13.5%
China Twp.	3,340	3,551	6.3%
Clay Twp.	9,822	9,066	-7.7%
East China Twp.	3,630	3,788	4.4%
Ira Twp.	6,966	5,178	-25.7%
Marine City	4,652	4,248	-8.7%
St. Clair County	164,235	163,040	-0.7%

To understand the Township’s population change, it may be useful to see the relationship between the Township and County population. Table 1-2 shows the Township’s share of the County’s growth between 1990 and 2000 and the County’s population decrease between 2000 and 2015. Between 1990-2000, Cottrellville comprised 2.32 percent of the County’s population. Between 2010 and 2015 Cottrellville’s share of the County’s decreasing population fell to 2.18 percent.

Table 1-2
Population Growth/Decline as a % of St. Clair County, 1990-2015
 Source: 1990, 2000, 2010 U.S. Census and SEMCOG

Year	Cottrellville Twp. Population	St. Clair County Population	Twp. Share of County Population
1990	3,301	145,607	2.27%
2000	3,814	164,235	2.32%
2010	3,559	163,040	2.18%
2015	3,494	160,025	2.18%

Forecast 2020-2040

2020	3,529	161,508	2.18%
2030	3,723	164,656	2.26%
2040	3,618	167,621	2.16%

Population Forecast

It is important to have a good estimate of the future population so that planning for infrastructure, municipal services and administrative capabilities can be well managed and directed for the growth and development that occurs. Planning for a population that is less or more than expected renders the community unprepared. To properly prepare for Cottrellville Township's future, an accurate estimate of its population for the next 5-25 years is necessary.

SEMCOG prepares periodic Regional Development Forecasts for its seven county region within southeast Michigan. Recent population projections for Cottrellville Township, adjacent communities and St. Clair County are provided in Table 1-3.

Table 1-3
SEMCOG Population Projections
Cottrellville Township and Adjacent Communities
Source: SMCOG

	2020 Forecast	2030 Forecast	2035 Forecast
Cottrellville Twp.	3,529	3,723	3,733
Algonac	4,315	4,528	4,534
Casco Twp.	4,009	3,915	3,925
China Twp.	3,329	3,583	3,720
Clay Twp.	8,747	8,883	8,828
East China Twp.	3,954	4,289	4,441
Ira Twp.	5,508	5,760	6,159
Marine City	4,299	4,530	4,619
St. Clair County	161,508	164,656	166,659

While SEMCOG uses a complex computer modeling program to forecast population, there are also a variety of less complex mathematical methods that can be used to project the Township's future population. The constant proportion, growth rate and increasing proportion methods are relatively easy to administer and can lend alternative projections based on historical growth rates.

The constant proportion method assumes that the Township will maintain the same percentage of the County's projected 2020 population as it experienced in 2010. Cottrellville Township comprised 2.18 percent of the County's population. Projections for the Township using SEMCOG projections of the County population are as follows:

	<u>St. Clair County</u>	<u>Cottrellville Township</u>
2010 Population	163,040	3,559
2020 Population	161,508	3,529

The growth rate method assumes that the growth rate over the next ten years will be the same as the previous ten years and the twenty-year growth rate will be the same as between the previous twenty years. This method of projection results are in Table 1-4:

**Table 1-4
Growth Rate Method to Forecast Future Population**

1990-2010 (20-year) Population change	2000-2010 (10-year) Population change	2010 Population	2020 (10-year) Projection	2030 (20-year) Projection
7.8%	-6.9%	3,559	3,313	3,837

This methodology suggests a continuation of the population loss experienced by the Township from 2000 to 2010. The 2020 population “growth rate” projection of 3,313, a further drop of 6.9% from 2010, is lower than the SEMCOG 2020 forecast of 3529.

The increasing proportion method assumes that the rural areas and the small townships on the fringe of growth cities will expand over the next two decades as growth centers approach their build-out. This method requires that the forecaster apply a growth rate to the community. The data in Table 1-2 assumes that Cottrellville Township will comprise 2.18 % of the County’s population in 2020 and 2.26% in 2030. The results in Table 1-5: The “increasing proportion method” results in a modest growth forecast.

**Table 1-5
Increasing Proportion Method to Forecast Future Population**

Source: U.S. Census Bureau & SEMCOG 2020-2040 Forecast

	2010	2015	2020	2025	2030	2035	2040	2010- 2040 Change
Cottrellville Twp.	3,559	3,494	3,529	3,692	3,723	3,733	3,618	59
St. Clair County	163,040	161,671	161,508	164,353	164,656	166,659	167,621	4,581

Households and Housing

As discussed above (Table 1-1), Cottrellville’s population decreased by 6.9% between 2000 and 2010, while the number of households in the community stayed relatively the same with a slight increase of 5 households (Table 1-6). Cottrellville is one of four communities in St. Clair County that had an increase in households in 2010. During this decade the Township’s household size decreased significantly however. In 2000, Cottrellville had an average household size of 2.75 persons per household and in 2010 an average of 2.56 persons per household. This drop in household size was the factor driving the Townships population loss of 6.9%. A further reduction was seen in 2015 with an average of 2.47 persons per household and a population loss of -6%.

**Table 1-6
Number of Households**

Source: SEMCOG

	2000	2010	2015	2000-2015 % Change
Cottrellville Twp.	1384	1389	1302	-6%
Algonac	1871	1756	1828	-2.3%
Casco Twp.	1632	1503	1467	-10.1%
China Twp.	1106	1271	1260	13.9%
Clay Twp.	3934	3947	4527	15.1%
East China Twp.	1467	1603	1665	13.5%
Ira Twp.	2677	2068	1941	-27.5%
Marine City	1860	1765	1837	-1.2%
St. Clair County	62,072	63,841	64,093	3.2%

In addition to total population, housing unit and household size, it is also important to examine overall age distribution of a population. The overall age grouping provides figures for the number of school-age children, the size of the workforce (i.e.18-64 age groups), and size of the elderly population. This data can be used for school enrollment projections, planning for recreational facilities, special services for the elderly and other governmental services. Figure 1-1 provides a comparison between 2010 and 2015 of the overall age distribution of the Township's residents.

**Figure 1-1
Population Change by Age Distribution**

Age Group	2010	2015	2020	2025	2030	2035	2040	Change 2010 - 2040
Under 5	157	178	179	190	192	193	180	23
5-17	618	548	531	563	593	638	577	-41
18-24	294	294	277	270	231	214	228	-66
25-34	294	331	414	434	429	390	369	75
35-59	1,457	1,353	1,212	1,211	1,221	1,272	1,270	-187
60-64	267	281	305	307	278	223	191	-76
65-74	282	301	380	440	456	406	362	80
75+	190	208	231	277	323	397	441	251
Total	3,559	3,494	3,529	3,692	3,723	3,733	3,618	59

Source: U.S. Census Bureau and SEMCOG 2040 Forecast produced in 2010.

Between 2010 and 2015, the Township has lost the most population in the 35-59 age group, while the numbers of those in the 60-64 and over have increased. Cottrellville Township should consider the needs of an aging population in light of the community vision, goals and objectives.

DRAFT

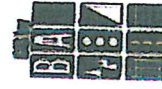
EXISTING CONDITIONS

LAND USE CATEGORIES

- AGRICULTURAL
- SINGLE FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- MOBILE HOME PARK
- OFFICE
- COMMERCIAL
- INDUSTRIAL
- EXTRACTIVE
- PUBLIC & QUASI PUBLIC
- AIRPORT
- UTILITY
- RECREATION
- OPEN & OTHER
- POWER LINES

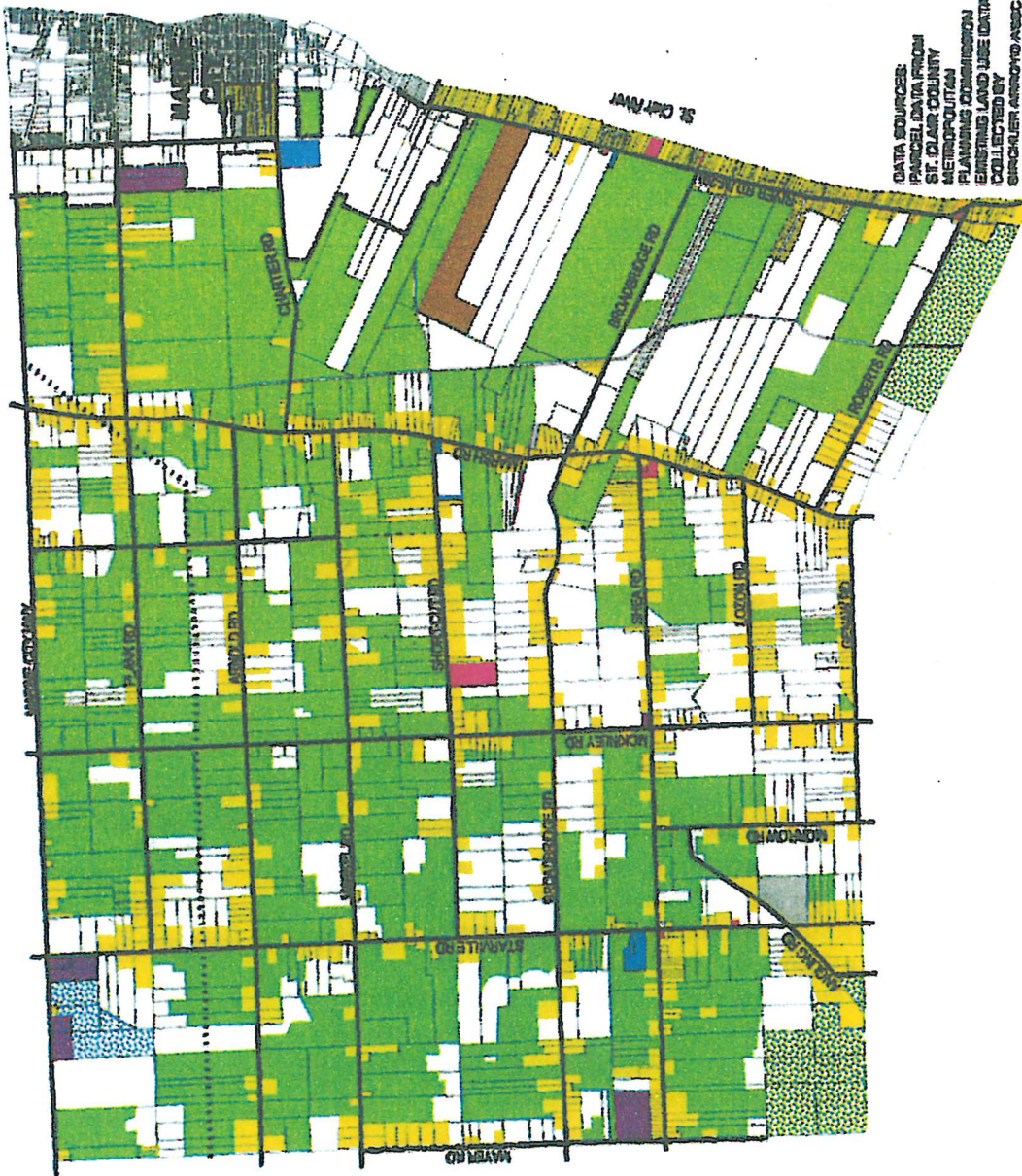
EXISTING LAND USE 2000

COTTRELLVILLE TOWNSHIP MASTER PLAN



BARNHART ASSOCIATES, INC.

10/21



DATA SOURCES:
 PARCEL DATA FROM
 ST. CLAIR COUNTY
 METROPOLITAN
 PLANNING COMMISSION
 EXISTING LAND USE DATA
 COLLECTED BY
 SPECIALIST AIRPHOTO ASSOC.

GOALS & OBJECTIVES

The following statements were developed in 2002 as a guide to provide direction to the Planning Commission as they formulated the goals, objectives and policies of the Master Plan for Cottrellville Township. Periodically, or at least every five years as required Michigan law, the Planning Commission reviews these statements along with the Master Plan goals and objectives.

Community Character

Cottrellville Township is a riverfront community with rural character. Preserving the unique characteristics that define the Township is a high priority of Cottrellville residents; and therefore, future development should be planned to promote the township's established character. Special efforts should be taken to preserve and recognize the riverfront as a unique asset to the community. Future development along the river should be sensitive in scale and character to the surrounding area. Non-residential land uses should be limited to appropriate planned areas in order to curtail the sprawl of such uses throughout the Township and maintain Cottrellville's rural character. In the northwest portions of the Township, low-density residential development should be encouraged. Such development should be compatible with existing agricultural operations not in keeping with the existing rural setting. Higher density residential development should be more appropriately located on the northern and eastern portions of the Township.

Natural Resource Protection

Natural features play a key role in defining the character of Cottrellville Township and deserve to be protected and enhanced. In particular, special measures should be taken to protect the quality of the Township's water resources. Remaining wooded areas and natural open space should also be reserved. Undesirable land uses that have negative impact on the environment, such as landfills, must be discouraged.

Future Growth and Development

Cottrellville must actively plan for the future growth of the Township. Slow and controlled growth is desirable. The Township must plan for appropriate areas for retail and industrial land uses, as well as a variety of residential housing options that meet the needs community residents. Sprawl of non-residential uses must be limited in order to preserve the primary rural residential character of the community. When planning for future land use, the Township should consider the possible impacts from any future expansion of the airport on the surrounding area, including industrial development potential and loss of community character. Policies regarding the extension of utilities must be established to control and direct growth to appropriate areas. Future development should pay for the necessary infrastructure extensions. In addition, transportation planning should be utilized as a tool for directing growth. Planning and development within Cottrellville should be coordinated with adjacent communities to avoid conflicting and undesirable land use patterns.

Community Facilities

Community facilities should be increased in a manner that is consistent with Cottrellville's growth. Recreational facilities must be developed to meet the immediate and future needs of Township residents. Specifically, the Township-owned property adjacent to the Township Hall should be developed for recreational use, and the bike path between Marine City and Algonac should be completed. In addition, long-term recreation planning should explore options for a future community park on the riverfront. The Township Hall should be expanded to meet the administrative needs of the Township as the demands for community programs and services increase. Alternatives for additional police protection in the community will need to be explored as Cottrellville's population increases. The Township should also plan for the appropriate location of an additional cemetery.

Roads and Transportation

Improvements to Cottrellville Township's road system should keep pace with development and should be planned to control and direct future growth. Existing paved and unpaved roads must be maintained. As Cottrellville's population increases, efforts should be taken to pave the major school bus routes throughout the Township. In addition, the Township should plan for the opening of the Mayer Road corridor between Markel and 26 Mile Roads. Efforts should also be taken to plan for other modes of transportation, such as the completion of the bike path between Marine City and Algonac.

Utilities

Township policies should be developed that control the rate and direction of growth through the expansion of utilities and future development should pay for the necessary utility extensions. Municipal sewer service should be limited to higher density areas; however, the Township should plan for long-term expansion of water service throughout the Township.

Residential Development Objective

The Township should encourage a variety of single-family housing styles and sizes in keeping with the existing character of the community. Large acreage estates are preferred in the north and west portions of the Township, while smaller suburban-style parcels are more appropriate in the south and east. New development along the riverfront should be sensitive to the scale and character of the surrounding area. High density housing types should be limited to those necessary to meet the needs of the community and its future residents and sensitive to an aging population.

Non-Residential Development Objectives

Industrial and retail development should be limited to planned and appropriate locations. The Township should plan for expansion of the existing industrial area along 26 Mile Road to meet the future demands for industrial land. Limited expansion of the airport should be encouraged to support the Township's industrial uses; however, any expansion should be consistent with Cottrellville's community character. The Township should avoid duplication of retail services that are already conveniently available in Marine City or Algonac, but should provide appropriate local retail services at convenient locations when needed by the community.

Policy Objectives

In order to maintain and enhance Cottrellville's valuable riverfront setting and unique rural character, the Township should develop strategies to achieve the following:

- Actively plan for the future growth and development of the Township.
- Limit sprawl and encourage slow and controlled growth with infrastructure expansion paid by future development.
- Strengthen Cottrellville's relationship with the County Sheriff department to improve police protection throughout the township.
- Increase community awareness of Township services and programs through the development of a community newsletter and/or website.
- Strengthen enforcement of Township ordinances, particularly the *Blight Ordinance*, to preserve Cottrellville's unique community character.
- Consider: *Master Plan 2021* "Commercial Land Use on 26 Mile Road between Marsh and King Road" by way of rezoning based on Site Plan approval.

The vision and goals of the Master Plan should remain in focus when reviewing new private development or making public improvements. While the pressure of development may take the urgency out of planning activities, the relatively slow pace provides an opportunity to reflect on the community's vision and strategically plan how to attract the type of growth and development that will fulfill that vision.

GOALS & OBJECTIVES

Long-range land use planning requires a policy basis from which decisions can be made. Goals are typically very general statements about the quality and character of the community that are not very easily quantified or measured. Goals must be translated into measurable objectives that can be prioritized and pursued by instituting specific strategies that will be followed. The goals and objectives proposed are intended to result in a specific quality and character for the community. The goals, objectives and strategies that follow are included in the *2020 Master Plan*.

COMMUNITY CHARACTER

Vision: Maintain and promote Cottrellville Township's unique riverfront character within a rural setting.

Objective: Encourage future development that is compatible with Cottrellville's unique character.

Strategies:

- Develop and enforce landscaping requirements to separate and buffer incompatible land uses and to improve views from the roadway.
- Update the Zoning Ordinance to include provisions, which will preserve and protect the woodlands and wetlands of the Township as development occurs.
- Develop a set of design guidelines and Zoning Ordinance standards to ensure future development along the river is compatible in scale and character with the surrounding area.

- Update the Zoning Ordinance to include standards for exterior lighting that reduce unnecessary transmission of light into the night.
- Strengthen enforcement efforts in order to ensure compliance with Township ordinances.
- Consider developing special treatments for landscaping and signage along River Road in order to recognize the riverfront as a unique feature in the Township.

Results to date:

- Rural property land division was raised to a minimum of 4 acre parcels with 300 foot frontage by Ordinance in 2003.

NATURAL FEATURES

Vision: Protect and enhance the natural features of Cottrellville Township as the community continues to grow and develop.

Objective: Establish requirements for new development so that wetlands, woodlands, water bodies and other natural features will be protected.

Strategies:

- Update the Zoning Ordinance to include provisions, which will preserve and protect the woodlands and wetlands of the Township as development occurs.
- Review Zoning Ordinance development standards to reduce requirements, which will result in unnecessary loss of open space.
- Establish appropriate buffer zones around wetlands, lakes and river edges.
- Include woodlands protection standards within the Zoning Ordinance for land uses that impact woodlands due to design.

Results to date:

- A Riverfront Park property on the St. Clair River near Roberts Landing was approved by ballot (8/2010). The property was acquired by an Agreement between the Michigan Natural Resources Trust Fund (MNRTF) on behalf of the State of Michigan and Cottrellville Township providing a natural habitat restoration.

INFRASTRUCTURE

Vision: Provide and maintain appropriate infrastructure to support the Township in a manner that is sensitive to the environment.

Objective: Develop utility and transportation systems to protect the health, safety and general welfare of the Township’s residents, to provide needed services, and to move goods and people with maximum efficiency.

Strategies:

- Study and establish appropriate water and sewer service area boundaries.
- Ensure that future developments within the service areas provide water and/or sewer service without added expense to the Township.
- Maintain existing infrastructure through various funding.
- Target areas with sensitive natural features as first priority to receive water and sewer services.

- Review *Zoning Ordinance* standards to ensure that development criteria encourage higher density residential uses to occur within areas planned to be served by future utility extensions and where they will not negatively impact the natural environment.
- Explore opportunities for expanding the existing water systems in the Township in order to provide a safe and reliable source of drinking water for all residents.
- Review roadway conditions and traffic volumes in order to target areas that should be considered for road improvements.
- Pave existing gravel roadways, where appropriate, in order to improve roadway capacity and traffic flow.
- Explore opportunities for non-motorized pathways in appropriate locations throughout the Township, such as proposed bike path along River Road.

Results to date:

- Received *SAW (Stormwater, Asset Management & Wastewater) Grant* 12/2014 to develop an asset management plan.
- Established three *Water Districts* as a result of petitioning by residents (2007-2009).
- Items that are part of the “*Bridge to Bay Trail*”: Portions of the *bike trail* have been partially initiated and engineering plans have been completed. The *bike trail* was completed on the east side of King Road from Chartier to the Marine City line. The *bike trail* was completed on the west side of M-29 from the Marine City line to just south of Shangri La Mobile Home Park. “*Share the Road*” bike signs were installed along the shoulder of M-29.

RESIDENTIAL DEVELOPMENT

Vision: Provide a variety of housing opportunities to meet the needs of Township residents, while maintaining Cottrellville’s character, open space and sense of community.

Objective 1: Encourage unique single family developments that are complimentary to the Township’s rural and riverfront settings and that preserve valuable natural features and open space.

Strategies:

- Design residential development standards to be directly related to the natural capacity of the land.
- Develop *Zoning Ordinance* standards, which encourage innovative development patterns that result in preservation of natural features and maintenance of open spaces.
- Review *Zoning Ordinance* standards to ensure that development criteria encourage residential uses of different densities to occur within appropriately planned areas where they will not negatively impact community character or the natural environment.
- Develop a set of design guidelines and *Zoning Ordinance* standards to ensure future residential development along the river is compatible in scale and character with the surrounding area.

Objective 2: Encourage restricted multiple family developments, consistent with the community's needs and its limited utility systems, while maintaining open space and decreasing negative impacts on the visual and natural environment.

Strategies:

- Accommodate housing in a variety of styles and price ranges in order to accommodate residents of all income levels.
- Provide for development of limited higher density housing, such as apartments, townhouses and senior housing, restricted to areas with adequate utility and transportation systems in place.
- Develop specific *Zoning Ordinance* standards, which require appropriate water and sewer service for higher density development.
- Develop and enforce landscaping requirements to buffer residential uses of differing densities and improve views from the roadway.

COMMERCIAL DEVELOPMENT

Vision: Support commercial establishments that meet the needs of Township residents, while not detracting from the visual character of the community.

Objective: Consider additional commercial, retail and service facilities that will meet the convenience needs of the community and that will be complimentary to the area's existing commercial centers.

Strategies:

- Review and enhance *Zoning Ordinance* landscape standards for commercial uses to ensure developments that are visually appealing and appropriately screened from residential areas.
- Review *Zoning Ordinance* sign standards to ensure appropriate scale lighting, landscaping and design of commercial signage that is compatible with the residential character of Cottrellville Township.
- Review *Zoning Ordinance* standards to ensure that development criteria encourage commercial uses to occur within appropriately planned areas where they will not negatively impact community character and the natural environment.
- Concentrate future commercial uses near Marine City and other key locations throughout the Township.

INDUSTRIAL DEVELOPMENT

Vision: Encourage light industrial and high-tech research development in order to balance the tax base and provide job opportunities to Township residents.

Objective: Support light industrial and research development in a concentrated area that will not negatively impact adjacent land uses, community character or natural features.

Strategies:

- Develop *Zoning Ordinance* standards for landscaping and screening to buffer industrial and research uses from adjacent land uses and to improve views from the roadway.

- Review *Zoning Ordinance* standards for industrial and research uses to ensure that development criteria encourage such uses to occur within planned industrial parks rather than scattered throughout the Township.
- Review and enhance *Zoning Ordinance* standards regarding permitted placement and required screening of outdoor storage areas.
- Review *Zoning Ordinance* sign standards to ensure appropriate scale lighting, landscaping and design of industrial signage that is compatible with the residential character of Cottrellville Township.
- Review and enhance the performance standards of the *Zoning Ordinance* to ensure that the health and safety of Township residents is maintained while encouraging new light industrial and research development.
- Plan for necessary improvements to the Township's transportation systems to support and enhance future industrial development.

COMMUNITY FACILITIES

Vision: Provide adequate public services and community facilities to meet the needs of the existing and future population of the Township.

Objective: Expand and create administrative, public safety and recreational facilities to meet the needs of existing residents and accommodate planned, future population growth.

Strategies:

- Expand the Township Hall to provide the space and facilities necessary to administer Township business and properly serve residents and businesses.
- Explore a backup natural gas generator to safeguard possibility of electrical failure. Need to explore technology that detects and sends notification of sump pump failure to prevent flooding of the Township Hall basement.
- Explore alternatives for additional police and fire protection to keep pace with increases in Cottrellville's population.
- Strengthen the Township's relationship with the County Sheriff Department with the intent to improve and possibly expand police protection within the Township when needed.
- Establish strong working relationship with the public water and sewer providers that currently service portions of the Township in order to ensure that the future needs of Cottrellville's residents can be met.
- Explore methods to increase community awareness of Township services, programs and facilities such as through the development of a Township website and/or newsletter.
- Explore appropriate locations for an additional cemetery within the Township.

Results to date:

- The Township Hall was expanded 2004-2005.
- Communication with the Sheriff's Department is ongoing.
- Cottrellville has an agreement with Ira Fire Department for residents west of Starville Road.

- Cottrellville Township committed to a *Fire Authority Intergovernmental Agreement* with Marine City, China Twp. and East China Twp., June, 2010.
- The *Cottrellville Township Website* has been established and is an ongoing process as well as the *Cottrellville Township Newsletter*.
- Cottrellville Township Board Meetings are shown on *CTV Channel 6* monthly.
- Smith's Cemetery on Short Cut Road was acquired 2012.

RECREATIONAL FACILITIES

Vision: Provide a variety of recreational opportunities to accommodate all Township residents.

Objective: Develop Township facilities and programs to provide a variety of recreational opportunities for Cottrellville's residents.

Strategies:

- Establish a Recreation Committee for the purpose of evaluating and planning for the community's recreational needs.
- Update the Township's Recreation Plan in order to maintain eligibility for acquisition and development grants through the State and other funding sources.
- Develop the Township-owned property adjacent to the Township Hall as a community park.
- Explore opportunities for non-motorized pathways in appropriate locations throughout the Township, such as the proposed bike path along River Road.
- Explore opportunities for land acquisition along the riverfront for the purpose of developing a Township park with river access.

Results to date:

- Township Hall Park was established in 2002. Current plan is to obtain electricity in the Park.
- Items that are part of the "*Bridge to Bay Trail*": Portions of the *bike trail* have been partially initiated and engineering plans have been completed. The *bike trail* was completed on the east side of King Road from Chartier to the Marine City line. The *bike trail* was completed on the west side of M-29 from the Marine City line to just south of Shangri La Mobile Home Park. "*Share the Road*" bike signs were installed along the shoulder of M-29.
- The Riverfront Park property on the St. Clair River near Roberts Landing was approved by ballot *, August, 2010 (YES: 760 / No: 435) and acquired through grants.

***Ballot Question:** "Cottrellville Township is a riverfront community with no public access to the St. Clair River, an international waterway that affords a multitude of recreational opportunities. To provide public access to the St. Clair River, shall Cottrellville Township acquire, with no General Fund expenditure, Township mileage or tax, approximately 3 acres of land along River Road and the St. Clair River, with access to the *Bridge to Bay Trail*, for public facilities, recreation, and open space uses using funds provided by grants and other sources?"

ARTICLE XII

SCHEDULE OF REGULATIONS

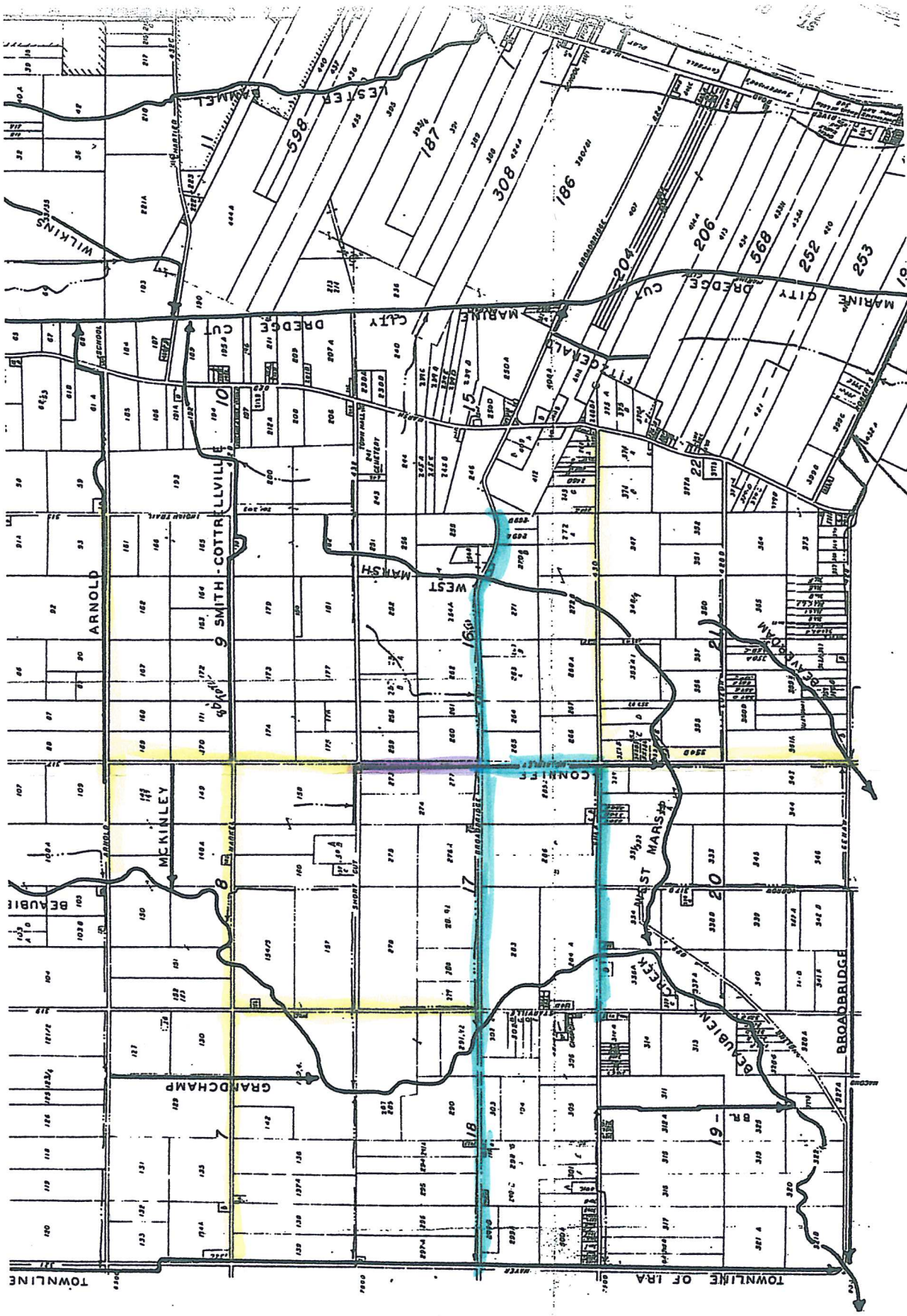
132.1200

132.1201 SCHEDULE OF REGULATIONS LIMITING HEIGHT, BULK, DENSITY AND AREA BY ZONING DISTRICT (A)*

Zoning District	Minimum Zoning Lot Size Per Unit		Min. Yard Setbacks (B) (Per Lot in Feet)			Max. Height of Structures (E),(F) (In Feet)	Min. Floor Area Per Unit (Sq. Ft.)	Max. % of Lot Area Covered (By All Buildings)
	Area in Sq. Ft.	Width (in feet)	Front (C)	Each Side (D)	Rear			
A-1 Agricultural(L)(R)(T)74,240 (4 acres)		300 (C)	40 (C)(L)	20	40	40 (G)	(S)	25
R-1 One-family residential w/o public sewer(L)(R)(T)	108,900	300 (C)(S)	35	10	35	40	(S)	15
R-1 One-family residential w/ public sewer(L)(R)(T)	10,200	85x120(C)(S)	35	10	35	40	(S)	25
RM-1 Multiple-family residential (H)(R)	(D)(J)	—	50	30	30	40	(K)	25
MHD Manufactured home development (H)(R)	15 acres					40		
B-1 Local business	—	—	25 (O)(P)(Q)	(N)	20	40		
B-2 General business	—	—	40 (O)(P)(Q)	(N)	20	40		
I-1 Light industrial	—	—	60 (O)(P)(Q)	(P)	30 (P)	40		

(Ord. of 7-25-07)

*Note—132.1202 contains the regulations referred to in the schedule above. Example, the "(A)" at the end of the schedule's title corresponds to Item A. in 132.1202.



Cottrellville Rural Water Districts: 2A = X
3 = X
4 = X