

REGIONAL INFLUENCES

St. Clair County is part of the Southeast Michigan Council of Governments (SEMCOG) region. SEMCOG provides regional planning services, such as planning for land use, transportation, recreation, and public utility extensions. SEMCOG is also active in transportation modeling, organization of data resources, and review of local applications for federal funding.

At the County level, the St. Clair County Metropolitan Planning Commission carries out planning functions. The St. Clair County Comprehensive Master Plan, which was adopted in 2000, addresses land use, transportation, the economy, the environment, and public facilities, services, and infrastructure. In addition to overseeing those areas of countywide planning, the Metropolitan Planning Commission coordinates transportation improvement project funding and administers environmental and housing rehabilitation grant programs. Further, the Commission provides planning and zoning assistance to local communities within the County. Another St. Clair County department that assists local communities, Land and Graphics, provides property line maps and aerial photography of County lands.

LOCAL INFLUENCES

In addition to regional plans which may affect the future development of Casco Township, local plans of neighboring communities may also influence land use along Casco Township's boundaries. As noted above, Casco Township has common borders with four townships and one city. It is important to know what plans these adjacent communities have and if they will have any impact on Casco Township.

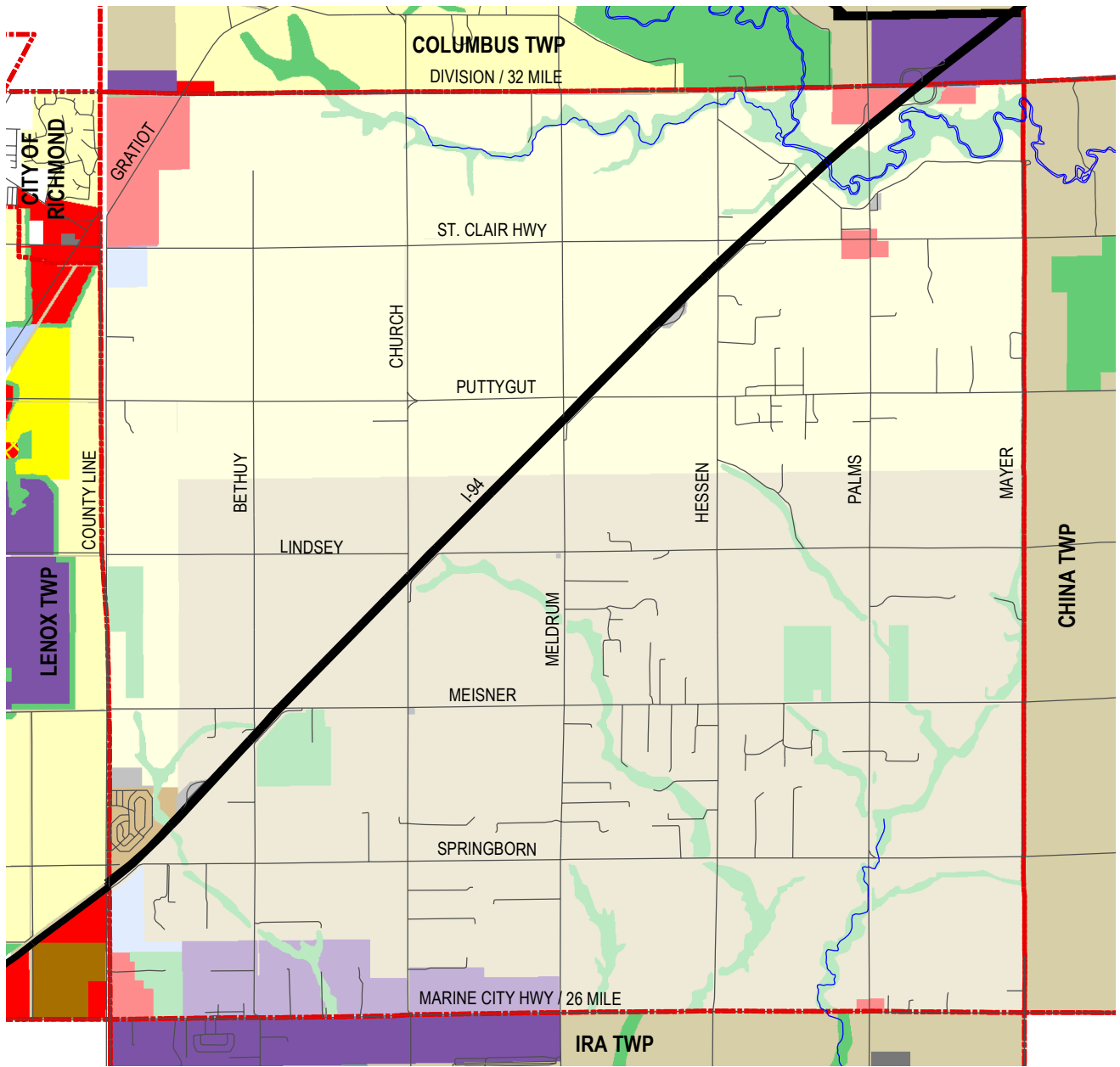
The City of Richmond adopted its master plan recently, in 2002. Lenox Township adopted its master plan in 1997 and is currently in the process of updating the plan. China Township adopted its master plan in 1998. Ira Township adopted its plan in 1996 and amended the document in 1998. Columbus Township is currently in the process of drafting a new master plan. The Adjacent Communities Generalized Master Plan Map illustrates the uses that are proposed along Casco Township's borders in the adjacent communities' master plans.

FUTURE INFLUENCES

Casco Township will most likely be influenced by the steady suburban growth of its immediate neighbors. Development from the Detroit suburbs in Oakland, St. Clair, and Macomb Counties keeps extending northward. With the convenient access of I-94, the Casco area is only a short 30 or 40-minute drive to the many employment and shopping centers that a large urban area has to offer. The extensive growth of Chesterfield Township

in the last decade illustrates this expanding development. Casco is located along that same I-94 corridor that has experienced so much growth.

Since Casco Township does have relatively large amounts of vacant land within its borders, the Township itself could see major changes in its land use. Effects on Casco could include an increase in traffic, especially on the major roads; a straining of such resources as water and sewer capabilities; and a demand for more services, such as schools, police, and fire protection. However, without public water and sewer service, the level of growth will likely be much lower than in fully serviced communities to the south.



- Agriculture and Rural Residential
- Single Family Residential, Low Density
- Single Family Residential, Medium Density
- Mobile Home Park
- Office
- Business, Commercial
- Industrial, Warehouse, Light Manufacturing
- Public Facilities, Quasi Public
- Recreation and Open Space

ADJACENT COMMUNITIES GENERALIZED MASTER PLAN

CASCO TOWNSHIP

MAP 2-3



**BIRCHLER ARROYO
ASSOCIATES, INC.**

Note: Refer to Map 5-1 for Casco Township's Future Land Use Plan

SOURCES: ST. CLAIR COUNTY; CITY OF RICHMOND; LENOX TOWNSHIP