

**MASTER PLAN** | **Section 9.0**  
**synthesis**

## **INTRODUCTION**

The proposals presented in the various plans result in a graphic synthesis: The Master Plan Illustration. The Master Plan Illustration is based upon the preceding chapters. Assuming implementation of the policies identified earlier, along with the continued demands created by change, the land use arrangement shown on the Master Plan can provide the foundation for efficient, orderly, and aesthetically pleasing development.

Planning for a Township like St. Clair with two very distinct characters, one rural and one urban, requires that specific attention be paid to the relationships between land use and the environment. The land uses proposed in the Master Plan have been coordinated with the available infrastructure and projected Township needs to accommodate growth, and maintain the desired character that has been identified in the Visions and Strategies Section of the Plan. Issues that have been mentioned throughout this plan must be considered when reviewing the Master Plan due to the implications they may have on the future growth of the municipality.

The Master Plan Illustration presents a physical arrangement of land use that is not at a scale that can capture the subtle policies and design that define the character of St. Clair Township. Generally, the Plan presents the proposed quantity, distribution, and location of residential, commercial, and industrial use areas without addressing the design specifics. When making land use decisions, the Township should take into account the text, including the stated visions and strategies, as well as the Master Plan Map to determine if a request is consistent with the Township's land use policy. The Plan synthesis is graphically portrayed in Illustration 50.

## **AGRICULTURAL AND RESIDENTIAL LAND USE**

Over 87 percent of the land in St. Clair Township is planned for agricultural and residential purposes. Residential development has the potential to take many different forms ranging from the type of housing provided to the intensity of the development. The Master Plan differentiates between these varied forms by referencing densities in the individual residential land use designations and identifying a general development character one would expect within the identified designation. The Plan aims to prevent incompatibility issues by focusing the higher density residential development within the areas of the Township where the transportation and utility infrastructure can accommodate such a use (primarily east of Range Road).

For the purposes of this Master Plan, the Township supports the continued existence of the rural character of the Township, west of Range Road. Further, the preservation of the Township's agricultural resources is also promoted. When development does occur, the existing character and environmental features of the area should be made a priority. Because of this, the Township promotes the use of open space development techniques which allows a large portion of the developed property to remain undisturbed.

## COMMERCIAL LAND USE

Two hundred (200) acres of commercial land have been planned for in the Township, concentrated on the heaviest traveled thoroughfares. The projections provided in the following table present future commercial needs in the Township for the year 2030. Calculating estimates for any amount of time beyond 2030 would result in unreliable findings due to unforeseen changes in the economy, as well as changes in retail industry trends. The Plan takes into account existing commercial nodes and has identified areas desirable for future commercial activity. However, the Plan also recognizes that the Township maintains a surplus of commercial land, especially with the Cities of St. Clair and Marysville meeting a large portion of the Township’s retail needs. The Plan recommends that existing commercial nodes be developed to maximize their potential prior to allowing a surplus of new commercial land to become available.

In addition to the above-mentioned commercial acreage, the Township also has planned for a mixed-use business classification on Gratiot. Based on the existing mixture of retail/service and industrial users in this area, the Plan recommends that the market dictate whether the area becomes industrial or commercial. Once a clear majority has been established, it is recommended that the Township promote that type of user in this area.

*TABLE 32  
COMMERCIAL NEEDS  
COMPARISON*

	<u>2005</u>	<u>2030</u>	<u>Master Plan Allocation</u>	<u>Difference</u>
Commercial	42.3	58.8	200.0	+141.2

Source: CP&M

## INDUSTRIAL LAND USE

Primary areas designated for industrial use are located along the Gratiot and Range Road corridors. The Master Plan acknowledges the need for industrial business to locate near a major transportation thoroughfare by siting areas along Gratiot and Range Roads, both within a short distance of the I-94 interchange. The Master Plan promotes the development of industrial land; however, it also recognizes market constraints based on existing and proposed development surrounding the community. For this reason, the Plan recommends that the area planned for industrial on the west side of Range Road remain residential until all land designated for industrial on the east side of Range Road is developed. This will ensure that an adequate market demand exists for industrial development and will promote high quality industrial users that will be beneficial to the long-term development of the Township. In addition to the general industrial land in the Township, Range Road, north of Davis Road has been identified as an Office-Research area for businesses that may have an associated industrial component.

## **PLANNED UNIT DEVELOPMENT**

Over 600 acres of land have been identified in the Master Plan as a potential planned unit development site to allow for flexibility and creativity in the future development of this largely vacant parcel of land. The Township recognizes the site's potential to accommodate a mixture of uses, which could include commercial, industrial and residential development. Once a PUD application has been submitted to the Township, careful attention will need to be given to all studies submitted to ensure that the market and infrastructure can accommodate the proposed use of the land, as well as ensure that the layout is designed in such a manner that the arrangement of uses are compatible.

## **THOROUGHFARE**

The Thoroughfare Plan proposes a limited amount of change to the current road system. With the St. Clair County Road Commission in control of all public road improvements, it is the Township's responsibility to work with the SCCRC to identify deficiencies that may be present in the current road infrastructure. Besides improvements to Fred Moore and Range Road, the County has no current plans for new or existing roads in the Township beyond general maintenance. The lack of any Township wide improvements to an existing road network that is primarily designed to support low levels of traffic provides a rational basis for the Township to justify its plan for low density rural development west of Range Road.

## **IMPLEMENTATION**

The objective of the Master Plan is to provide the guidelines through which the Township can improve and operate. A Plan is of little value to the community unless it is used to guide decisions and operations of the Township. The implementation of the various planning elements requires the development and effectuation of ordinances and techniques, along with a public information program to inform residents of the merits and objectives of the Master Plan.

Likewise, in order to achieve maximum benefits, the planning process must be designed to permit periodic assessment of data and the continued review of Plan elements. The Township should continue to promote new and updated zoning provisions, code enforcement, and create a capital improvements plan in accordance with the visions and strategies used to develop the Master Plan.

TABLE 33

MASTER PLAN ACREAGE  
ALLOCATIONS

<b>Land Use Category</b>	<b>Acres</b>	<b>Percentage</b>
<b>Residential</b>		
Agricultural Residential	19,735	82.6
Single Family Residential	906	3.8
Multiple Family Residential	53	0.2
Manufactured Housing Community	48	0.2
<b>Sub-Total</b>	<b>20,742</b>	<b>86.8</b>
<b>Commercial and Industrial</b>		
Commercial	200	0.9
Mixed-Use Business	172	0.7
Office-Research	222	0.9
Industrial	1,163	4.9
<b>Sub-Total</b>	<b>1,757</b>	<b>7.4</b>
<b>Other</b>		
Public	223	0.9
Planned Unit Development	641	2.7
<b>Sub-Total</b>	<b>864</b>	<b>3.6</b>
<b>Rights-of-Way</b>	<b>531</b>	<b>2.2</b>
<b>Sub-Total</b>	<b>531</b>	<b>2.2</b>
<b>Total</b>	<b>23,894</b>	<b>100.0</b>

**ST. CLAIR**  
**TOWNSHIP**  

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**COMPREHENSIVE**  
**MASTER PLAN**