



CASCO TOWNSHIP MASTER PLAN

Adopted by
Planning Commission on January 18, 2005
Casco Township Board on February 1, 2005

Prepared by
Casco Township Planning Commission

Assisted by
Birchler Arroyo Associates, Inc.
Planning Communities & Transportation Systems
www.birchlerarroyo.com

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INTRODUCTION

A Master Plan is a long-range policy document that is designed to guide future decision-making related to land use and community development. It is intended to portray a clear statement of community goals and objectives – a vision of the future – and plans to achieve the vision.

A community's Master Plan is like a blueprint for the future. If it is followed carefully, it will have a lasting impact on the built and natural environment.

Master Plan = Guide

The 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.

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.** 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.

*Zoning
Ordinance
= Law*

THE PLANNING PROCESS

Casco Township initiated the Master Plan process by working with its planning consultant to prepare an inventory and analysis of existing conditions, an environmental scan. The Planning Commission reviewed its regional setting, 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 *Vision Session*. Representatives from a variety of interests within the community came together on October 14, 2003 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.

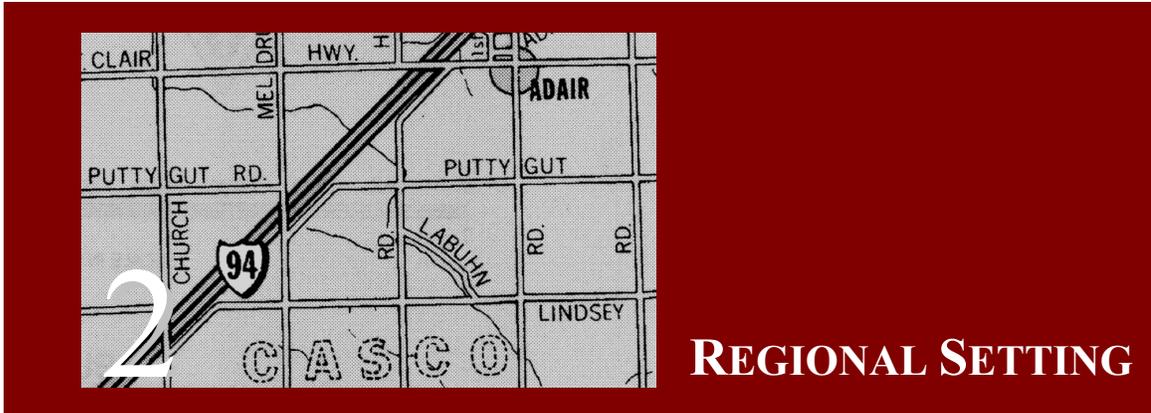
The Planning Commission then developed the Land Use Plan and Utility Service Area Analysis elements. The final chapter of the document includes specific recommendations for plan implementation to chart a path to make the plan a reality. It is important to note that the Future Land Use Plan Map is intended 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.

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INTRODUCTION

A community's future is determined by many factors. Some are the result of local decisions, while others result from action taken outside the community. No community is self-sufficient, and the interaction between communities within a region gives each one the opportunity to grow and develop.

This chapter begins with a description of Casco Township's current regional position. County and regional planning activities affecting the Township are then outlined. Finally, planning activities of adjacent communities are described and illustrated by a map of the uses that are proposed along Casco's borders.

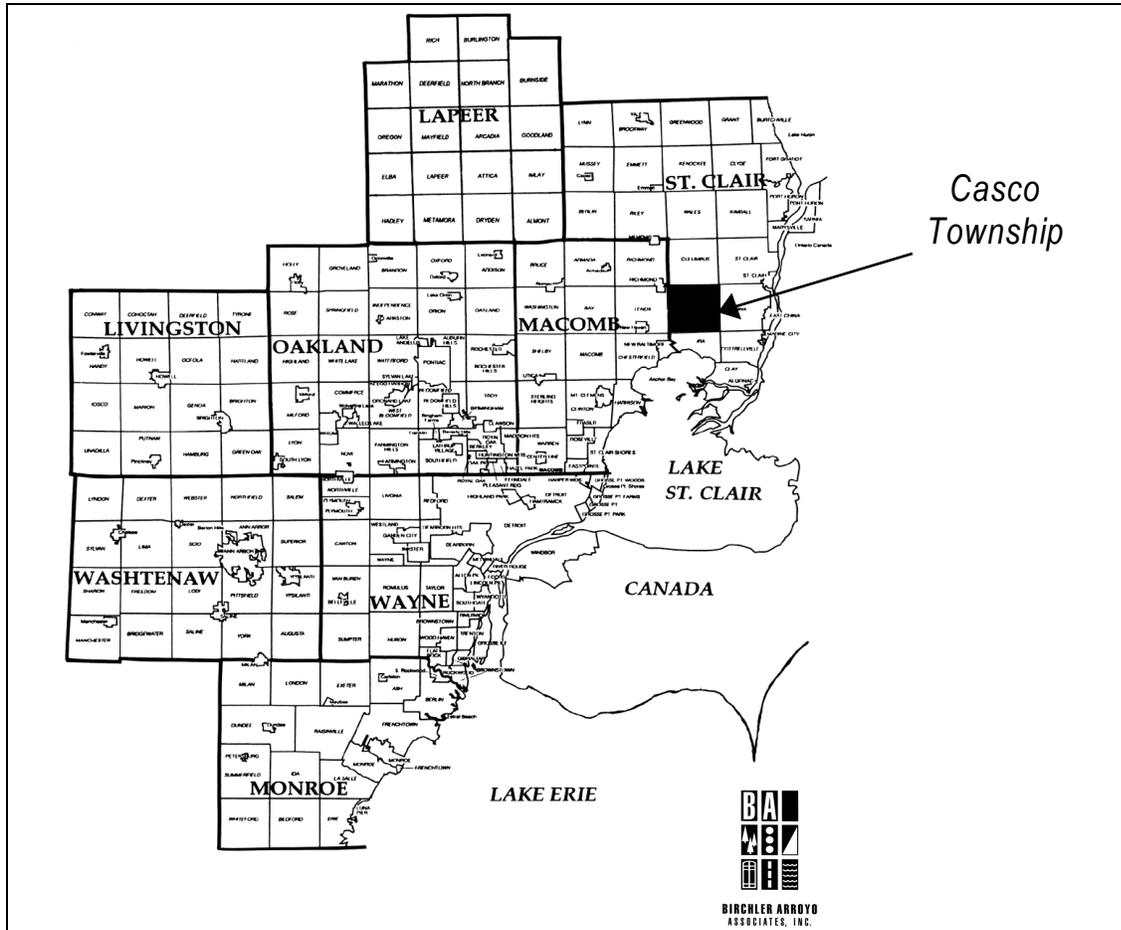
REGIONAL LOCATION

Casco Township is located on the western border of St. Clair County, along a broad corridor that roughly follows Interstate 94 northeast out of the City of Detroit towards Port Huron. Historically, much of St. Clair County's development followed this corridor and the Lake St. Clair shoreline. This development pressure has been moving closer to St. Clair County and Casco Township, as evidenced by the increased development in Columbus Township in St. Clair County and Chesterfield and Lenox Townships in Macomb County.

Casco Township is bordered by Lenox Township on the west side, Columbus Township to the north, China Township to the east, and Ira Township to the south. St. Clair Township, Cottrellville Township, and Chesterfield Township abut the Township's northeast, southeast, and southwest corners, respectively. The City of Richmond borders the northwest corner of Casco Township. Casco is approximately 35 miles northeast of downtown Detroit, 20 miles southwest of Port Huron, and 30 miles east of Pontiac. Mt. Clemens lies 12 miles to the southwest. There are a number of smaller towns and villages or settlements within a 10 mile radius of Casco. Closest to the Township is the City of Richmond. Memphis is located

6 miles to the north of Richmond. The Village of New Haven lies about 3 miles to the west of the Township, while Armada and Ray Center are approximately 8 miles to the west. New Baltimore, Anchorville, and Fairhaven are all located within 3 miles of the Township to the south. Marine City lies about 5 miles to the southeast, while St. Clair lies about 5 miles to the northeast.

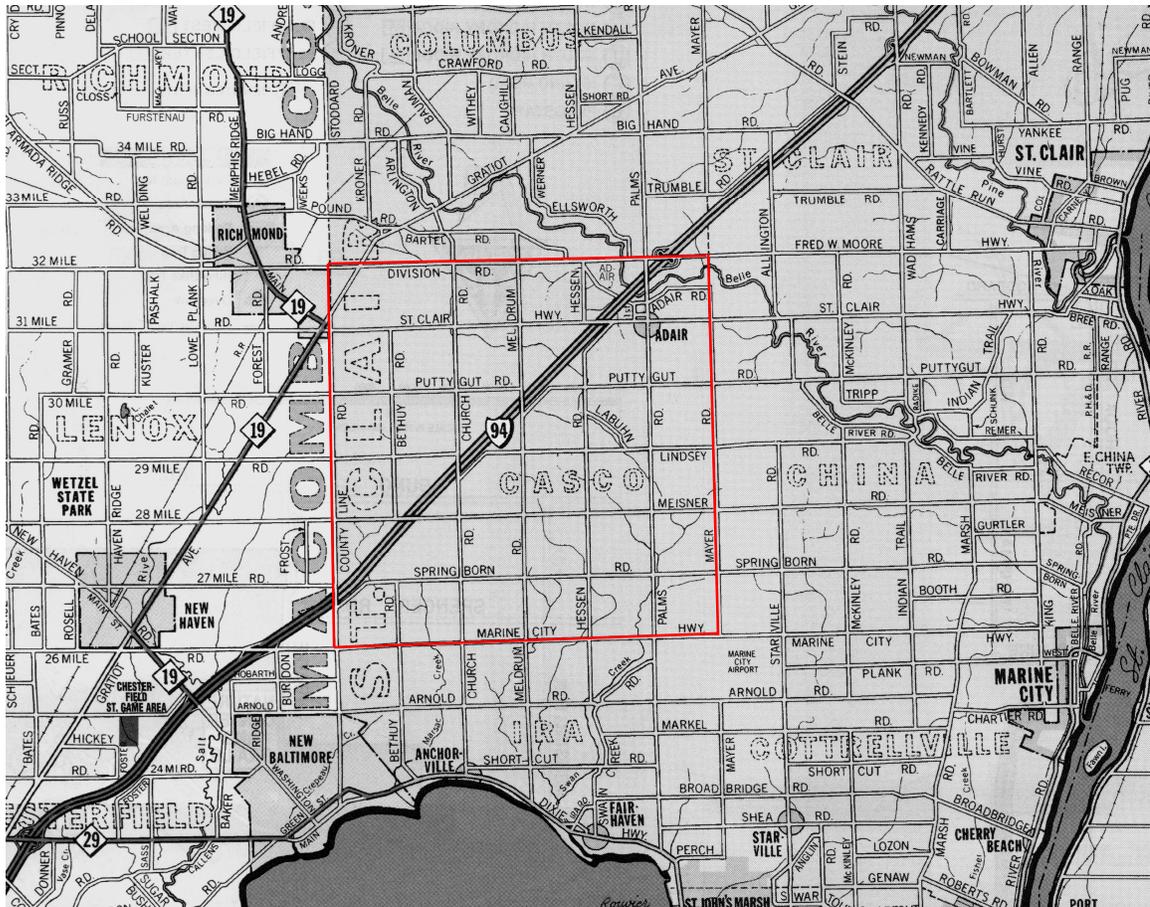
Map 2-1
Regional Location of Casco Township



Interstate 94, which runs through the middle of the Township, provides a southwest route to Detroit and Windsor, Ontario, and a northeast route to Port Huron and Sarnia, Ontario. Fred Moore Highway provides the only access point to I-94 in Casco Township. Division / Fred Moore Highway allows east-west travel on the Township’s northern border. It connects the Township to the City of St. Clair to the east and to the City of Richmond and Romeo in Macomb County. Division Road continues through Macomb County as 32 Mile Road, and is called Romeo Road in Oakland County. St. Clair Highway also traverses the entire Township in an east-west direction and provides a route to the City of St. Clair. In neighboring Lenox Township, St. Clair Highway is called 31 Mile Road and continues across Macomb County, changing to Predmore Road in Oakland County. Located on the

Township's southern border, Marine City Highway is the third paved road in Casco Township that provides east-west travel routes through the Township. Marine City Highway connects Casco to Marine City to the east and to the Village of New Haven to the west. The road continues through Macomb County, where it is referred to as 26 Mile Road.

Map 2-2
Major Roads
Casco Township and Surrounding Communities



Palms Road provides paved north-south access through the eastern portion of the Township, to M-29 to the south, and to Gratiot to the North. North of Rattle Run Road in Columbus Township, Palms becomes gravel and eventually dead ends in Wales Township. County Line Road provides north-south access along the Township's western edge, connecting to Gratiot at the northern border of Casco and M-29 south of the Township.

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.

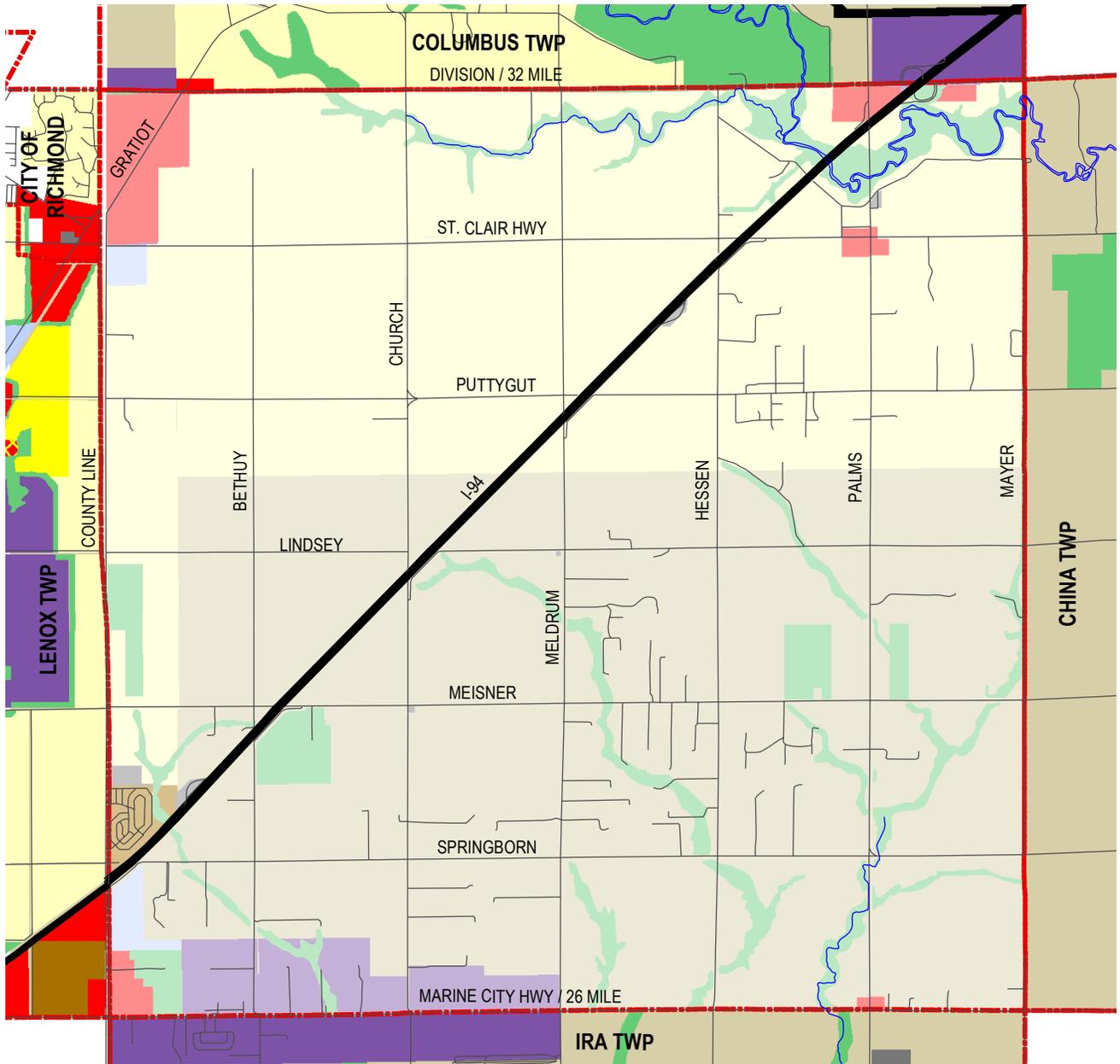
The City of Richmond adopted its master plan recently, in 2002. Lenox Township adopted its master plan in 1997 and is currently in the process of updating the plan. China Township adopted its master plan in 1998. Ira Township adopted its plan in 1996 and amended the document in 1998. Columbus Township 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



VISION STATEMENT

INTRODUCTION

Long-range planning must take place in a public forum, with opportunities for public participation, if it is to be representative. The support of the community can also foster improved implementation opportunities. An approach that has been used successfully when planning for the future of a community involves preceding the planning process with an exercise designed to develop "a vision of the future" for the Township. The basic components include the following:

- Identify the "stakeholders", that is, those groups that have a stake in improving the quality of life in the Township.
- Involve the stakeholders in a process designed to identify what the future should be like in the Township.
- Build consensus among the stakeholders in setting forth the important characteristics of any new planning program.
- Prepare a vision statement from the stakeholders' consensus that will serve as the underlying direction for the Planning Commission's work of preparing a new Master Plan.

On October 14, 2003, the Casco Township Planning Commission hosted a meeting, at which approximately 35 individuals representing various interests, organizations, and businesses in the community discussed the future of Casco Township. The participants divided into five groups and were asked to organize their discussion and come to a consensus



about four topics: Community Character and Features, Residential Development, Non-Residential Development, and Traffic and Circulation.

The Community Vision Statement has been formulated based on the consensus presentations by the five vision groups. While the statements of the participants were often specific, the vision statement is intended to present a set of general goals in order to offer a blueprint for the future physical arrangement of the community's land use. Programs, policies, and ordinances are then used as the implementation tools to help achieve the Future Vision.

COMMUNITY VISION STATEMENT

The following statements are intended as a guide to provide direction to the Planning Commission as they formulate a new Master Plan for Casco Township. This chapter does not constitute the official goals and objectives of the Planning Commission. Rather it was intended to be used as a resource to develop the goals and objectives contained in the next chapter.

Community Character

Casco Township is a rural, bedroom community with a friendly small town atmosphere. Preserving this rural setting for existing and future populations is a high priority for Casco residents. Instituting measures to assure slow-paced growth is important to maintaining the Township's rural character. Such measures include preserving small family farms, encouraging hobby farms, protecting natural features, maintaining large residential lots, limiting Township services, and maintaining unpaved roads. Planning for additional recreational opportunities is also important to the community.

Residential Development

Future growth should focus on maintaining the existing large-lot single-family residential development that is prevalent throughout the Township. While low density development is preferable to Township residents in order to maintain Casco's rural character, future higher density development should be directed to suitable areas near the I-94 freeway and along major roads such as County Line and Marine City Highway where they will have the least impact on rural character. The Adair area may also be suitable for limited higher density residential forms of development. Overall, residential growth in the Township should occur at a controlled pace.

Non-Residential Development

There appears to be an adequate supply of non-residential land uses and commercial and industrial-zoned land within the Township. Casco's proximity to I-94 and nearby commercial centers, including New Baltimore, Richmond, and Mount Clemens, make it

convenient for residents to shop outside of the Township. However, there may be a need for limited additional local commercial and office development. Such uses should be located within established commercial areas, along paved roads, and near I-94 interchanges and the City of Richmond. Future industrial development should take place within the existing Marine City Highway industrial corridor; there does not appear to be a need for additional planned industrial areas.

Traffic and Circulation

Casco Township's road infrastructure is rural in character with few paved roads. Residents value the existing gravel roads because they help to maintain the rural atmosphere. Improvements are necessary, however, to enhance traffic circulation including regular and more consistent maintenance of unpaved roadways, improved drainage and ditch maintenance, and paving of several key roads such as Meisner, Church, and Meldrum. Construction of additional I-94 interchanges within the Township may be necessary in the future and should occur at Meisner and/or Meldrum Roads. Due to significant safety concerns, techniques should be implemented to manage access and control speeds along Marine City Highway and other higher volume roads. Planning for bike and horse paths within and through the Township is also important to the community.

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GOALS, OBJECTIVES, & STRATEGIES

INTRODUCTION

The Vision Statement outlined in the previous chapter provides direction to 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. This can be achieved by following strategies designed to result in measurable progress toward achieving the Township's objectives. These strategies 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:



COMMUNITY CHARACTER

Goal: Maintain and enhance the existing rural nature of Casco Township.

Objective: Protect and enhance the Township's natural features and environmental assets, including clean air, water, and soils, as well as woodlands, wetlands, lakes, wildlife, and viewsheds.

Strategies:

- Establish appropriate buffer zones around wetlands, lakes, and river edges.
- Protect surface and groundwater 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.
- Promote management of wooded areas and selective cutting to enhance woodland quality.
- Support the use of land trusts or conservancies to accept donations of land, purchase sensitive properties, and manage and protect designated open spaces.
- Encourage maintenance of wildlife corridors by providing natural feature connections through all adjoining developments.

Objective: 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.

Strategies:

- Promote a pattern of development that is based upon the natural capacity of the land to support homes and other uses.
- Encourage rural, agricultural and/or open space to be incorporated as a feature of all new development.
- Incorporate wooded areas into new developments and provide incentives for new tree plantings.
- Review Zoning Ordinance development standards to reduce requirements that result in unnecessary loss of open space.

Objective: Provide for additional recreational opportunities in Casco Township.

Strategies:

- Update the Casco Township Recreation Plan.

- Coordinate efforts to provide parks and recreation services and facilities with adjoining communities through joint development and/or operation.
- Provide enhanced access (visual and/or pedestrian) to parks, open space areas, and the Belle River.
- Develop a path system that provides a pedestrian / bicycle network linking key recreational facilities throughout the Township, the Adair settlement, and path systems in adjacent communities; develop an equestrian trail system.
- Obtain available recreation funding from grants, contributions, or dedications.
- Review the standards of the Recreation Open Space District to determine if lands suited to recreation / open space uses are adequately protected.

AGRICULTURE

Goal: Promote stable and economically viable agricultural operations within appropriate areas of the Township.

Objective: Encourage the continuation of existing agricultural activities wherever possible.

Strategies:

- Maintain and enhance zoning provisions that accommodate agriculture as a permitted principal use.
- Encourage and support PA 116 Farmland Preservation applications when located in areas planned for agricultural uses.
- Encourage future development on land that is inappropriate for agriculture or will not influence the status of agriculture and natural resources in Casco Township.
- Evaluate lot size restrictions for residential properties so that agricultural activities can be continued on the interior acreage, while accommodating limited residential uses in planned agricultural areas.
- Encourage and support participation in the St. Clair County Farmland Preservation and Purchase of Development Rights (PDR) program.

Objective: Encourage managed growth in order to avoid premature conversion of agricultural land.

Strategies:

- Maintain large lot sizes in areas planned for agricultural use / character.
- Permit more intensive development only in areas where infrastructure is presently available.
- Prevent the extension of public water and sewer facilities into planned agricultural areas.

RESIDENTIAL DEVELOPMENT

Goal: Maintain the existing large-lot single-family residential development that is prevalent throughout Casco, 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.
- Design residential development standards to be directly related to the natural capacity of the land.
- Include Zoning Ordinance incentives to encourage preservation of agricultural lands and open space.
- Enforce land division regulations that provide design standards, local review, and approval requirements for all property splits.
- Require residential developments 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 the I-94 freeway, along major roads such as County Line and Marine City Highway, and in the Adair area.

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 current supply of commercial and industrial-zoned land and provide for limited additional commercial and office development in appropriate areas.

Objective: Allow for moderate expansion of commercial and office uses within established commercial areas, along paved roads, near the City of Richmond, and close to I-94 interchanges.

Strategies:

- Recognizing that nearby commercial centers, including New Baltimore, Richmond, and Mount Clemens, will continue to provide for the majority of the Township’s commercial needs, base approval of commercial and office development in Casco Township primarily on residents’ convenience needs.
- Accommodate commercial, office and service facilities through commercial zoning in proximity to existing commercial areas, along paved roads, and near the City of Richmond and I-94 interchanges.
- Review Zoning Ordinance standards for commercial uses to ensure that development criteria encourage commercial development within planned commercial areas and discourage it elsewhere.
- Prevent extensive commercial development in the Township’s agricultural areas.

Objective: Provide for industrial uses within the existing Marine City Highway industrial corridor.

Strategies:

- Review Zoning Ordinance standards for industrial uses to ensure that development criteria encourage industrial development within planned industrial areas and discourage it elsewhere.
- Allow future industrial development only in areas where sufficient services and infrastructure are available.

Objective: Minimize the negative impact of commercial and industrial development on roads, adjacent land uses, and the environment.

Strategies:

- Increase the use of pre-application conferences with developers to ensure that Township ordinances and policies are considered at the beginning of site design.

- Address the relationship between adjacent uses by developing site plan review standards that encourage service drives, interconnected parking and shared drives, landscaping, screening and signage which is cohesive and compatible with the existing development patterns.
- Work with the Road Commission and the Michigan Department of Transportation to reduce the number of driveways for individual commercial and industrial sites.
- Create a “Developer’s Guide” to explain review procedures and specify required traffic, environmental, and design requirements.
- Review and enhance the Zoning Ordinance performance standards for all uses relating to hazardous materials and other negative environmental impacts.
- Review and enhance the Zoning Ordinance screening and landscaping requirements for commercial and industrial sites.
- Review existing code enforcement efforts to ensure adequacy of violation response.
- Support the efforts of the St. Clair County Brownfield Redevelopment Authority.

TRAFFIC AND CIRCULATION

Goal: Maintain and improve Casco Township’s system of roads.

Objective: Preserve the rural character of Casco 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.
- 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, such as Meisner, Church, and Meldrum.
- Advocate for road improvements to Marine City Highway rather than construction of additional I-94 interchange(s).

- Limit the number of driveways and curbcuts to the minimum necessary to provide for safe ingress and egress, particularly on Marine City Highway.
- Identify and initiate appropriate traffic calming measures on Fred Moore Highway, Marine City Highway, Gratiot Avenue, County Line Road, Division Road, and Palms Road.

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INTRODUCTION

Planning the Township's future requires creative thinking and the ability to visualize the character Casco should exhibit many years from now. Increased development within Casco Township is certain to occur in the next ten to twenty years as evidenced by the population growth trend within nearby townships in St. Clair and Macomb Counties. The time is right to envision a unique future for Casco, different from the development patterns rapidly consuming land in many other communities. The Township's Land Use Plan specifies the future direction of anticipated growth within the Township and is based upon the analysis of existing conditions, vision statement, and goals and objectives components of the Master Plan. The Land Use Plan represents the Planning Commission's long-range vision for growth, development, and redevelopment within the Township.

The Land Use Plan is a representation of the preferred land use arrangement for the community. It identifies and defines the major future land use categories as well as the approximate locations for various uses envisioned by the Planning Commission. The boundaries reflected on the map are not intended to indicate precise size, shape or dimension; rather they portray a general land use arrangement, which may be refined as the community develops. 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.

IDENTIFYING NEEDS

In addition to the existing conditions analysis of development patterns, natural features, and population trends, future land use recommendations recognize demand or market potential. This is especially important for land uses such as commercial, office, and industrial. A balanced supply of these land uses is critical to a community for a number of reasons. If there are fewer acres available than the market can support, a community could lose

potential tax base and employment opportunities, and decrease the quality of life for residents who need the goods and services that such uses provide. If there is an overabundance of commercial, office, and industrial land, marginal businesses may develop and/or building vacancy rates may increase creating the potential for blight.

Commercial Development

In order to determine how much commercial land Casco Township can support, an analysis of income levels in the Township is necessary. The U.S. Census reports that the year 2000 per capita income for Casco Township was \$22,299. The per capita income in St. Clair County was \$21,582. In Casco, the 2000 Census figure represents an increase of approximately 65% over the past 10 years. Based on this income level, the tables below and on the next page estimates Casco’s 2000 (“current”) retail expenditures and projected retail expenditures.

Retail Spending

Once the amount of retail spending within a community is estimated, the amount of needed retail space (in square feet) can be estimated. This can be determined by looking at two factors: retail spending and supporting population. There are three shopping center classifications used for analysis: neighborhood convenience, community comparison, and regional comparison.

Table 5-1
Current Neighborhood, Community, and Regional Expenditures, Casco 2000

Total Year 2000 Income	Current ('00) Retail Expenditures	Current ('00) Neighborhood Expenditures	Current ('00) Community Expenditures	Current ('00) Regional Expenditures
\$105,875,652 ¹	\$58,231,609 ²	\$14,412,323 ³	\$16,450,429 ^{4,5}	\$11,646,321 ⁶

1. 22,299 x 4,748 people (2000 Census population)
2. Assumes 55% of total income is spent on retail purchases (PAS Report #358, *Analyzing Neighborhood Retail Opportunities*, Published by American Planning Association)
3. Assumes 75% of Convenience goods spending will be made within Neighborhood Shopping Center categories.
4. Assumes 40% spent in comparison goods stores (PAS Report #358, Published by American Planning Association)
5. Birchler Arroyo Associates, Inc. estimates that 25% of Convenience goods and 50% of Comparison goods spending will be made within Community Shopping Center categories.
6. Birchler Arroyo Associates, Inc. estimates that 50% of comparison item purchases made by Township residents could take place within the Township and 50% of Comparison goods spending will be made within Regional Shopping Center categories.

Table 5-2

Forecast Retail & Neighborhood Expenditures, Casco 2010 & 2020

Forecast 2010 Income	Forecast 2010 Retail Expenditures	Forecast 2010 Neighborhood Expenditures	Forecast 2020 Income	Forecast 2020 Retail Expenditures	Forecast 2020 Neighborhood Expenditures
\$150,386,077 ¹	\$82,712,342 ²	\$20,471,305 ^{3,5}	\$223,049,920 ⁴	\$122,677,456 ²	\$30,362,670 ^{3,5}

1. \$31,455 x 4,481 people (2010 SEMCOG population estimate with income adjusted for 3.5% inflation)
2. Assumes 55% of total income is spent on retail purchases (PAS Report #358, *Analyzing Neighborhood Retail Opportunities*, Published by American Planning Association)
3. Assumes 33% of total retail expenditures is spent in convenience goods stores, 40% spent in comparison goods stores (PAS Report #358, Published by American Planning Association)
4. \$37,408 X 5,027 people (2020 SEMCOG population estimate with income adjusted for 3.5% inflation)
5. Assumes 75% of Convenience goods spending will be made within Neighborhood Shopping Center categories.

Table 5-3

Forecast Community and Regional Expenditures, Casco, 2010 & 2020

Forecast 2010 Retail Expenditures	Forecast 2010 Community Expenditures	Forecast 2010 Regional Expenditures	Forecast 2020 Retail Expenditures	Forecast 2020 Community Expenditures	Forecast 2020 Regional Expenditures
\$145,855,911 ¹	\$41,204,295 ^{2,3}	\$29,171,182 ⁵	\$308,613,265 ⁴	\$87,183,247 ^{2,3}	\$61,722,653

1. \$26,519 x 10,000 people (2010 population estimate with income adjusted for 3.5% inflation)
2. Assumes 40% spent in comparison goods stores (PAS Report #358, Published by American Planning Association)
3. Birchler Arroyo Associates, Inc. estimates that 25% of Convenience goods and 50% of Comparison goods spending will be made within Community Shopping Center categories.
4. \$37,407 x 15,000 people (2020 population estimate with income adjusted for 3.5% inflation)
5. Birchler Arroyo Associates, Inc. estimates that 50% of comparison item purchases made by Township residents could take place within the Township and 50% of Comparison goods spending will be made within Regional Shopping Center categories.

According to the latest retail data published in the Dollars & Cents of Shopping Centers: 2002 (Urban Land Institute) the average annual sales per square foot of gross leasable area for neighborhood shopping centers is \$271.53 per square foot. Community centers had an average annual sales per square foot of \$229.84 and regional centers had an average of \$218.77. Based on the previous retail spending analysis, Casco Township could support the following square footages in commercial centers.

Table 5-4
Shopping Center Classifications
Commercial GLA based on 2020 Population

Type	Forecasted 2020 Sales per Square Foot	Forecasted 2020 Township Resident Expenditures	Expenditures made within Township ²	GLA Based on Casco Township 2020 Retail Spending
Neighborhood (Convenience)	\$505 ¹	\$30,362,670	\$15,181,335	30,062
Community (Minor Comparison)	\$427 ¹	\$34,656,381	\$8,664,095	20,291
Regional (Major Comparison)	\$405 ¹	\$24,535,491	\$6,133,873	15,145

1. ULI- 2002 data with 3.5% annual inflation for 2020 forecast.
2. Birchler Arroyo Associates, Inc. estimates that 50% of neighborhood community item purchases and 25% of regional item purchases made by Township residents could take place within the Township.

As reflected in Table 5-4 above, with \$15,181,335 estimated (50% of forecasted 2020 convenience expenditures assumed to be spent within the community) available for convenience spending within the Township in 2020, Casco Township could support 30,062 square feet of neighborhood retail. Based on the population projections and forecast expenditures available, 20,291 square feet of community comparison and 15,145 square feet of regional comparison shopping could be supported by the Township.

Supporting Population

A general comparison with the results of the retail spending analysis can be made using an analysis of the supporting population in the Township. As the table below illustrates, neighborhood retail centers are the smallest and serve the daily needs of nearby residents by providing basic goods and services, such as groceries, hardware, dry cleaning, banking, etc. A population of 5,000 - 10,000 people living within a five to ten minute drive is generally required to support such a development.

Table 5-5
Shopping Center Classifications
Gross Leasable Area (GLA) Based on Supporting Population

Type	Leading Tenant	General Range (Typical GLA)	Minimum Site	Supporting Population	GLA Based on Casco 2020 Population
Neighborhood (Convenience)	Supermarket	30,000 - 100,000 sq. ft. (50,000 sq. ft.)	3 - 10 ac.	5,000 - 10,000	30,000-100,000 sq. ft.
Community (Minor Comparison)	Junior Dept. or Discount Store	100,000 - 300,000 sq. ft (150,000 sq. ft.)	10 - 30 ac.	20,000 - 60,000	0
Regional (Major Comparison)	1 or more Full Line Dept. Store	300,000 - 900,000 sq. ft. (400,000 sq. ft.)	30 - 60 ac.	60,000 - 100,000	0

Source: Shopping Center Development Handbook, 2nd edition, Urban Land Institute

Based on the previous analysis, Casco Township's projected 2020 population of 5,027 could potentially support a small neighborhood commercial development of around 30,000 square feet. Population projections do not reflect an adequate supporting population for Community Commercial or Regional Commercial development within the Township.

According to *Urban Planning and Design Criteria*, neighborhood commercial developments typically need approximately one acre per 12,500 square feet of space, community commercial developments typically need approximately one acre per 15,000 square feet, and regional centers need approximately one acre per 13,300 square feet. In order to provide for the projected neighborhood convenience shopping within Casco, 2 to 5 acres of land would be needed. The total amount of land area planned for retail may need to be larger than these numbers because of two key factors: 1) business generated by growing townships in Macomb County and St. Clair County, and 2) limitations on total buildable area due to wetlands, steep slopes, woodland preservation, and the like.

Industrial Development

The demand for industrial development is related to many factors including materials, labor, transportation, energy, and public policy. Industrial developers examine the availability of utilities, affordable housing for the work force, suitable characteristics of the land, and good transportation access.

There are two common methods of forecasting future industrial needs for an area: 1) based on total population, and 2) based on total land area. According to *Urban Planning and Design Criteria*, a typical planning standard for industry is 12 acres per 1,000 population. Based on an estimated 2010 population of 4,781 for Casco Township, approximately 58 acres of industrial land can be supported within the community. The total land area method forecasts that within a rural community industrial land typically consumes 2-5 percent of total land area. Two percent of the estimated 23,040 acres of land area within the community equals roughly 460 acres.

Given the rural character of Casco, a range between the total population and the total land area methodologies may be a more appropriate estimate for forecasting the Township's need for industrial land.

Office Development

There are two types of office buildings: single-tenant and multi-tenant. Single tenant buildings can be located in almost any location satisfactory to the tenant, who may often be the building owner. Multi-tenant office buildings, which are often built on the speculation that tenants will be found, are much more tied to market factors. Multi-tenant office developers look at access, proximity to professional and clerical labor, parking, transit

opportunities, proximity to professional and personal services and the overall “image” of the community.

Close to half (45%) of the employed residents of Casco work in professions that typically occur within an office setting (i.e. managerial, technical, sales, etc.). In addition, the census reported that the median travel time for employed residents was 30 minutes to their workplace. Assuming that this commuting pattern occurs evenly among all office professions, 532 office professionals work within relative proximity to Casco Township.

The Urban Land Institute estimates that approximately 202 square feet of office space is needed per employee. Based on this projection and the estimate of office employees within close proximity of Casco Township, approximately 107,464 square feet of office space could be supported within the Township. However, it is not reasonable to expect that multi-tenant office buildings would be marketable at present, nor that a significant portion of Casco residents would suddenly find their office jobs relocated to the Township. Small professional office, medical office, and combination office/industrial buildings are likely to be more viable within the community over the next 15 to 20 years.

LAND USE RECOMMENDATIONS

Following are descriptions of the land use categories included on the Land Use Plan as well as specific recommendations for each land use category.

Agricultural Residential

Areas designated for Agricultural Residential should accommodate primarily agricultural land uses, farm dwellings, and non-farm dwellings on large lots. Agricultural land uses are characterized by traditional cash crops, animal raising, horse boarding, nurseries, and similar uses. Outdoor recreation, extraction of mineral and gas resources, and limited business uses may also be appropriate when specific development standards are provided. Density in Agricultural Residential areas is planned for a maximum of 0.2 dwelling units per acre.

Residential Acreage

Areas planned for Residential Acreage should be rural in character, but may not necessarily have a strong presence of agricultural land uses. Recommended uses in these areas include primarily large lot, non-farm dwellings. Some limited

GOALS

Maintain and enhance the existing rural nature of Casco Township.



Promote stable and economically viable agricultural operations within appropriate areas of the Township.



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

farming, raising and keeping of animals, and outdoor recreation may be appropriate when specific development standards are provided for such land uses. Density in areas planned for Residential Acreage should range from 0.2 to 0.5 dwelling units per acre.

Low Density Residential

Low Density Residential areas may accommodate smaller residential parcel sizes where sanitary sewer and municipal water services are available. Two-family dwelling units, residential care facilities, and outdoor recreation uses may also be appropriate in such areas provided specific development standards are provided for such land uses. The planned density range for Low Density Residential areas is 0.5 to 1.0 dwelling units per acre. As illustrated on the Future Land Use Plan, Low Density Residential uses are located within and around the historic Adair settlement. It is important to note the Township’s intention that the high end of the planned density range (1.0 dwelling units per acre) would only be accommodated if public sewer and water services were available to the area. Without these services, Low Density Residential areas are intended for 0.5 dwelling units per acre.

Moderate Density Residential

Areas designated for Moderate Density Residential are intended to accommodate primarily residential development with densities up to four dwelling units per acre (not including internal roads). These areas would ideally be provided with public water and sewer service.

Table 5-6
Summary of Planned Residential Densities

Residential Use Category	Planned Density (Dwelling Units per Gross Acre)	Minimum Lot Size
Agricultural Residential	0.2 or less	5 or more acres
Residential Acreage	0.2 – 0.5	2 – 5 acres
Low Density Residential	0.5 – 1.0 with water & sewer 0.5 without water & sewer	1 – 2 acres with water & sewer 2 acres without water & sewer
Moderate Density Residential	4.0	10,890 sq. ft.

Office Service

The Office Service land use category is intended to accommodate single-tenant or small scale multi-tenant office developments. Areas designated for such uses would provide general and medical office and service employment opportunities for Casco Township residents. Office Service uses also can provide transition areas between higher intensity commercial uses and residential uses. Low-intensity commercial and personal service land uses may also be appropriate in Office Service areas.

Local Business

The Local Business category is intended to accommodate the convenience shopping needs of the surrounding neighborhood and within the historic settlement areas of the community. Development within Local Business areas should be in keeping with the Township's rural character.

GOALS

Maintain and enhance the existing rural nature of Casco Township.



Maintain the Township's current supply of commercial and industrial zoned land and provide for limited additional commercial and office development in appropriate areas.

General Commercial

Land uses within this category include higher intensity commercial uses that serve the needs of the entire community. Such land uses rely on higher traffic volumes and easy access via a major arterial or highway. General Commercial areas are planned for locations at the perimeter of the Township in order to minimize their negative impact on residential areas and Casco's rural character.

Light Industrial

This category is intended to accommodate light industrial and research and development uses. Such land uses should be carried out primarily within enclosed buildings; however, limited outdoor storage may be accommodated when appropriate screening and buffering is provided.

Floodplain

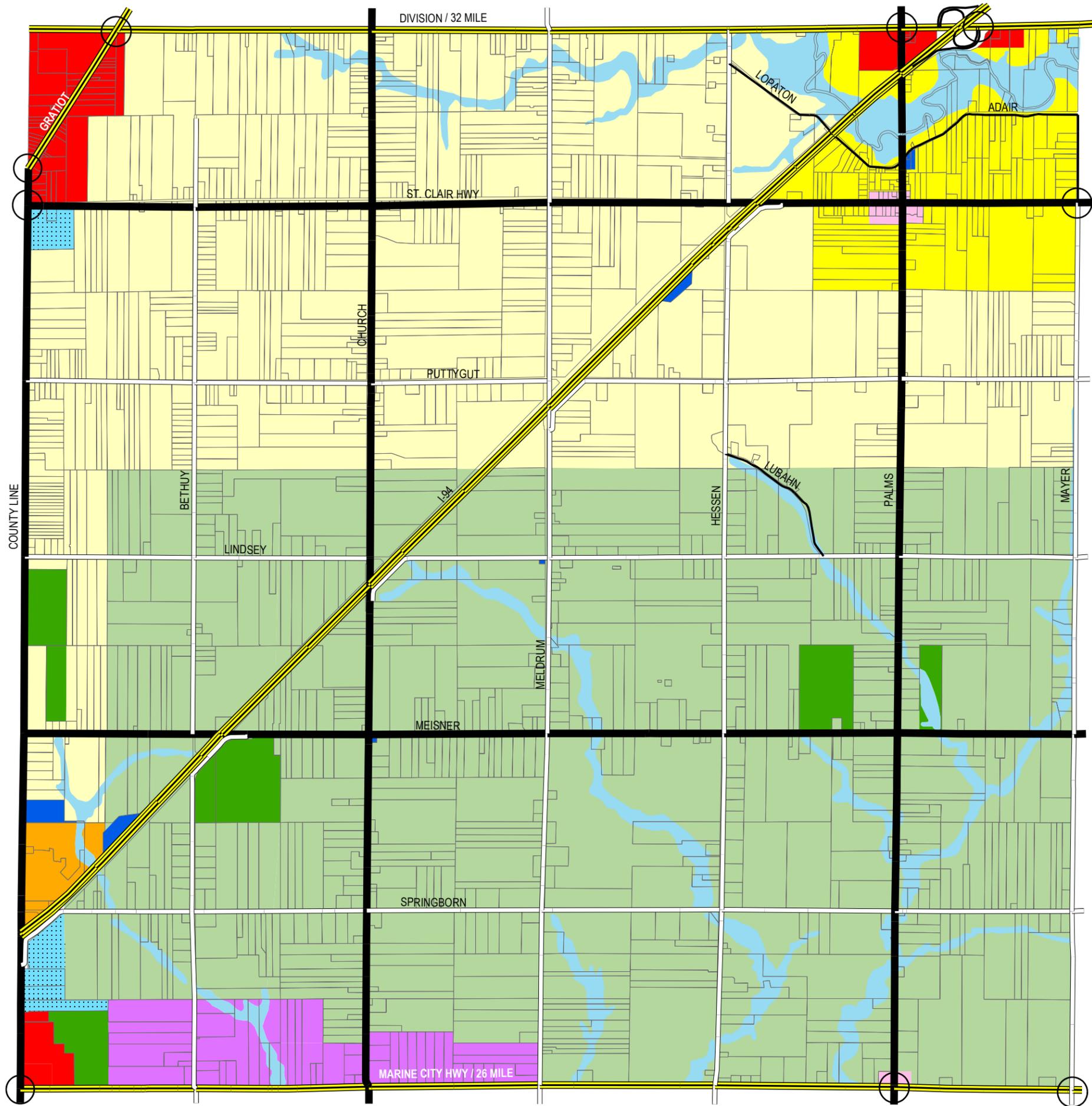
This category is limited to the flood hazard boundaries identified by the Flood Insurance Maps of the Federal Emergency Management Agency. Development should be limited to low-intensity uses such as golf courses, parks, conservation areas, and similar uses that do not require the construction of buildings or structures that alter the function of the flood plain.

Recreation

Areas designated for Recreation uses are intended for public and private outdoor recreation uses, such as community parks, preservation areas, golf courses, shooting ranges, and the like.

Public

Land uses included in this category are facilities such as cemeteries, government buildings, schools, and limited utility uses.



- AGRICULTURAL RESIDENTIAL
- RESIDENTIAL ACREAGE
- LOW DENSITY RESIDENTIAL
- MODERATE DENSITY RESIDENTIAL
- LOCAL BUSINESS
- GENERAL COMMERCIAL
- OFFICE SERVICE
- LIGHT INDUSTRIAL
- PUBLIC
- RECREATION
- FLOODPLAIN
- REGIONAL HIGHWAY
- MAJOR
- SECONDARY
- COLLECTOR
- TOWNSHIP ENTRYWAY FEATURE

Notes:

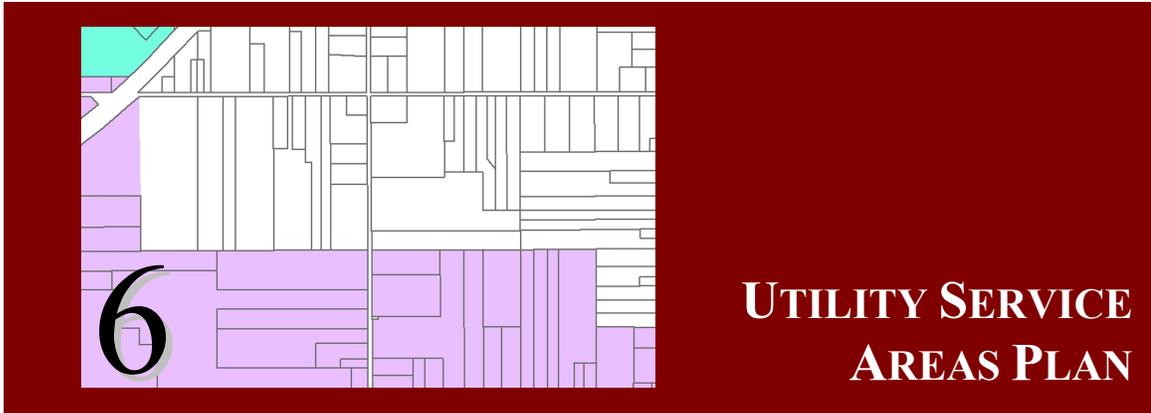
1. This Land Use Plan is intended to show generalized land use and is not intended to indicate precise size, shape, or dimension. These recommendations have a long-range planning horizon and do not necessarily imply that short-range rezoning is appropriate.
2. The Casco Township Master Plan includes the Land Use Plan Map and all text, maps, charts, tables, and other graphics included in the full Master Plan report.

FUTURE LAND USE PLAN CASCO TOWNSHIP

MAP 5-1



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INTRODUCTION

Public facilities and services should be provided in a manner that supports the long-range land use plan of a community. The adoption of a utility services area plan can be an effective tool for managing the location, timing, and intensity of development in key areas of a community. A utility services area plan can help to support lower density development in areas where utility services are not anticipated or planned. At the same time, more intensive development should be permitted only in areas where sewer, water, or other infrastructure is presently available or planned. The coordination of infrastructure improvements in accordance with the Township's Land Use Plan will allow Casco Township to manage and direct its future growth and development. The Utility Services Area Plan supports the Planning Commission's policies related to community character and preservation of the rural setting, as well as policies related to accommodating planned growth.

EXISTING CONDITIONS

Casco Township is not currently served by sanitary sewer or municipal water supply systems. All homes and businesses in Casco must provide their own water supply well and septic tank/tile field disposal systems, with the exception of Americana Estates mobile home park and MacDonald Elementary School, both of which are located on County Line Road between I-94 and Meisner Road. Water service is provided to Americana Estates and the Elementary School through an agreement with Lenox Township, and the manufactured housing community and school both have lagoon wastewater treatment systems.

WATER AND SEWER SERVICE POTENTIAL

Water Service Areas and Alternatives

The location and timing of infrastructure improvements such as water lines should be planned in advance to minimize unnecessary costs and promote efficiency of service. Planned Water Service Areas Map 6-1 identifies the locations of future water service areas in Casco Township, and shows the course of potential water distribution mains. The boundaries of future water service areas were designated based upon the Land Use Plan recommendations, while accounting for prospective sources of water service, which are described below.

Casco Township has entered into a Public Act 425 agreement with Columbus Township, also in St. Clair County, and with Lenox and Richmond Townships in Macomb County. Enacted by the Michigan Legislature in 1984, Public Act 425 allows municipalities to establish agreements for purposes of economic development. Casco's agreement with adjacent townships provides for service sharing within the PA 425 area. Through southeast Michigan's public water and sewer utility, the Detroit Water and Sewerage Department (DWSD), water service is currently provided to the east of Gratiot Avenue in Lenox Township. A water main line extension east from Lenox Township into the northwest corner of Casco Township is planned as part of the PA 425 agreement. Map 6-1 illustrates the water line's proposed route.

Ira Township, to Casco's south, has had a public water system in operation since 1996. The Township's system has the engineering capacity to process five million gallons of water daily, although Michigan Department of Health restrictions limit the capacity of the system to just over four million gallons per day. Of this amount, the Township may sell up to one million gallons per day to other municipalities. At the present time, Ira has allocated about 500,000 gallons of water per day for industrial uses along Marine City Highway. The potential exists for Ira to sell water service to Casco Township; if such an arrangement were brokered, Casco Township's Marine City Highway industrial corridor should be targeted for service, as shown on Map 6-1.

In 2001, the Detroit Water and Sewerage Department prepared a 50-year Comprehensive Water Master Plan, which forecasts water demand and corresponding infrastructure needs of the Department's southeast Michigan service region. The DWSD describes the Comprehensive Water Master Plan (CWMP) as providing "guidance and direction for the continuing, orderly expansion of the water system to meet [future] needs." Long-term development plans for the Detroit water distribution system that are pertinent to Casco Township include the extension of a water line south on I-94 from Port Huron to St. Clair Highway. As depicted on Map 6-1, the water line would then be extended west across St.

Clair Highway to the City of Richmond. If this component of the CWMP is implemented, water service could feasibly be provided in the Adair area.

Sewer Service Areas and Alternatives

Sanitary sewers provide a community with its strongest tool for controlling and directing future growth. Without the provision of sewer systems, development in Casco Township will be limited. As can be seen on Map 6-2, Soil Limitations for Septic Systems, the vast majority of the Township has soils that present severe limitations for development utilizing septic tanks; poorly drained soils are prevalent throughout the community. Poor surface drainage poses problems for the location of septic tank disposal fields, thereby limiting construction of residential and commercial buildings. In order to promote significant development within almost any area of the Township, a sanitary sewer system would have to be installed. The potential for sewer service provision is explored below.

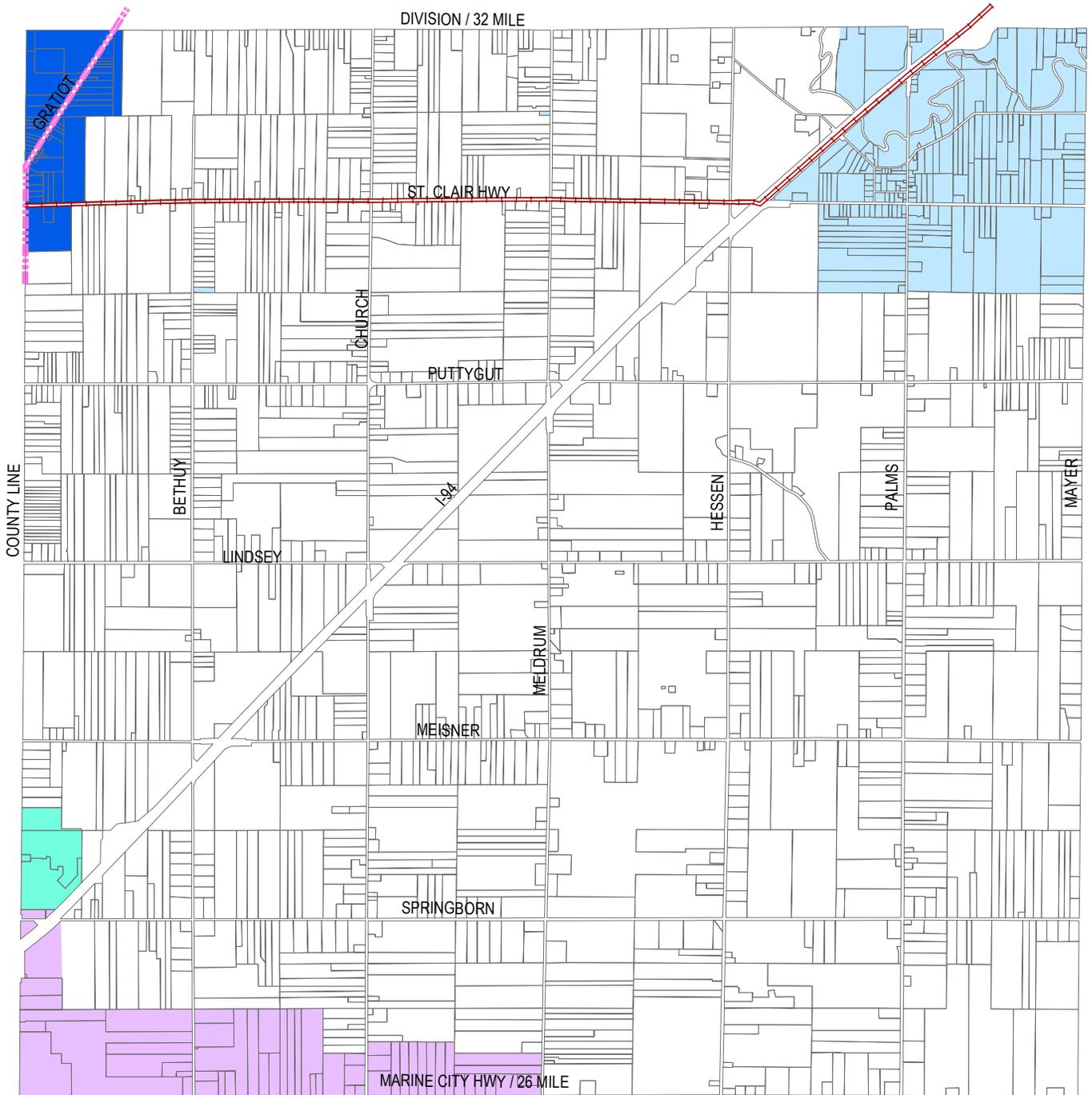
Ira Township, Clay Township, and the City of Algonac have a shared wastewater collection and treatment system. Ira's share of the treatment plant, which is located in Algonac, is currently restricted to serving 6,000 persons or their equivalents, while the existing collection system is adequate to serve 12,000 people. As of the year 2000, Ira's population was close to 7,000; thus, expansion of treatment plant capacity would be necessary to serve additional population growth within Ira Township. According to Ira's Department of Public Works Chief Martin Barnes, there are no plans to expand sanitary sewer facilities at this time. In Barnes' assessment, although the system's capacity could be enlarged from an engineering standpoint, an expansion is economically infeasible, which curtails the possibility that Casco could become a "customer" of Ira's sanitary sewer system.

The PA 425 agreement described in the previous section also provides for the extension of sewer service into Casco from Lenox. However, this provision of the agreement is nullified because Macomb County will not allow sewer service to be expanded beyond County borders. Macomb County is a "first tier customer" of the Detroit Water and Sewerage Department, while local jurisdictions within Macomb such as Lenox Township are considered "second tier customers" of DWSD. Because Lenox Township's contract with DWSD is through Macomb County, the Township cannot sell water and sewer capacity without the County's authorization. Under Macomb County's current agreement with DWSD, the formal service district for the County does not extend east beyond Lenox Township. To allow such an extension, Macomb County's agreement with DWSD would need to be modified, which is unlikely to occur. Much of Macomb County's existing sewer infrastructure is outdated and requires millions of dollars of repairs, and the County's sanitary sewers have been subject to repeated wastewater overflows. With regard to Lenox, the Township's engineer, Spalding DeDecker and Associates, estimates that the Township has no further sewer capacity at this time, based upon the limits of the existing

infrastructure. From a practical standpoint, Lenox would be unable to extend sewer service into Casco even if Macomb County altered its agreement with DWSD.

In addition to formulating a Comprehensive Water Master Plan, the Detroit Water and Sewerage Department recently prepared a 50-year Wastewater Master Plan, in cooperation with the Southeast Michigan Council of Governments (SEMCOG). As shown on the Current and Future Sanitary Sewer Service Areas and Municipal Wastewater Treatment Facilities Map, DWSD projects that the western half of Casco's Marine City Highway corridor will be sewerred by 2030. The majority of Casco Township has not been designated for future sanitary sewer service, however.

Map 6-4 Planned Sewer Service Areas depicts three future sewer service areas in Casco. The primary sewer service area extends north along Gratiot Avenue from County Line Road to the Richmond City Limits, and extends approximately 1/3 of a mile east along St. Clair Highway. This service district is intended to serve commercial and office service development planned within the Township. The secondary sewer service area covers the planned low density residential and commercial uses around the Adair area. The tertiary sewer service area anticipates the potential need for utilities to service the commercial and industrial land uses planned along Marine City Highway and on County Line Road between Marine City Highway and I-94.



-  EXISTING WATER SERVICE AREA
-  PRIMARY WATER SERVICE AREA
-  SECONDARY WATER SERVICE AREA
-  TERTIARY WATER SERVICE AREA
-  PLANNED DETROIT WATER AND SEWERAGE DEPARTMENT WATER MAIN LINE
-  PLANNED LENOX TOWNSHIP WATER MAIN LINE EXTENSION

PLANNED WATER SERVICE AREAS

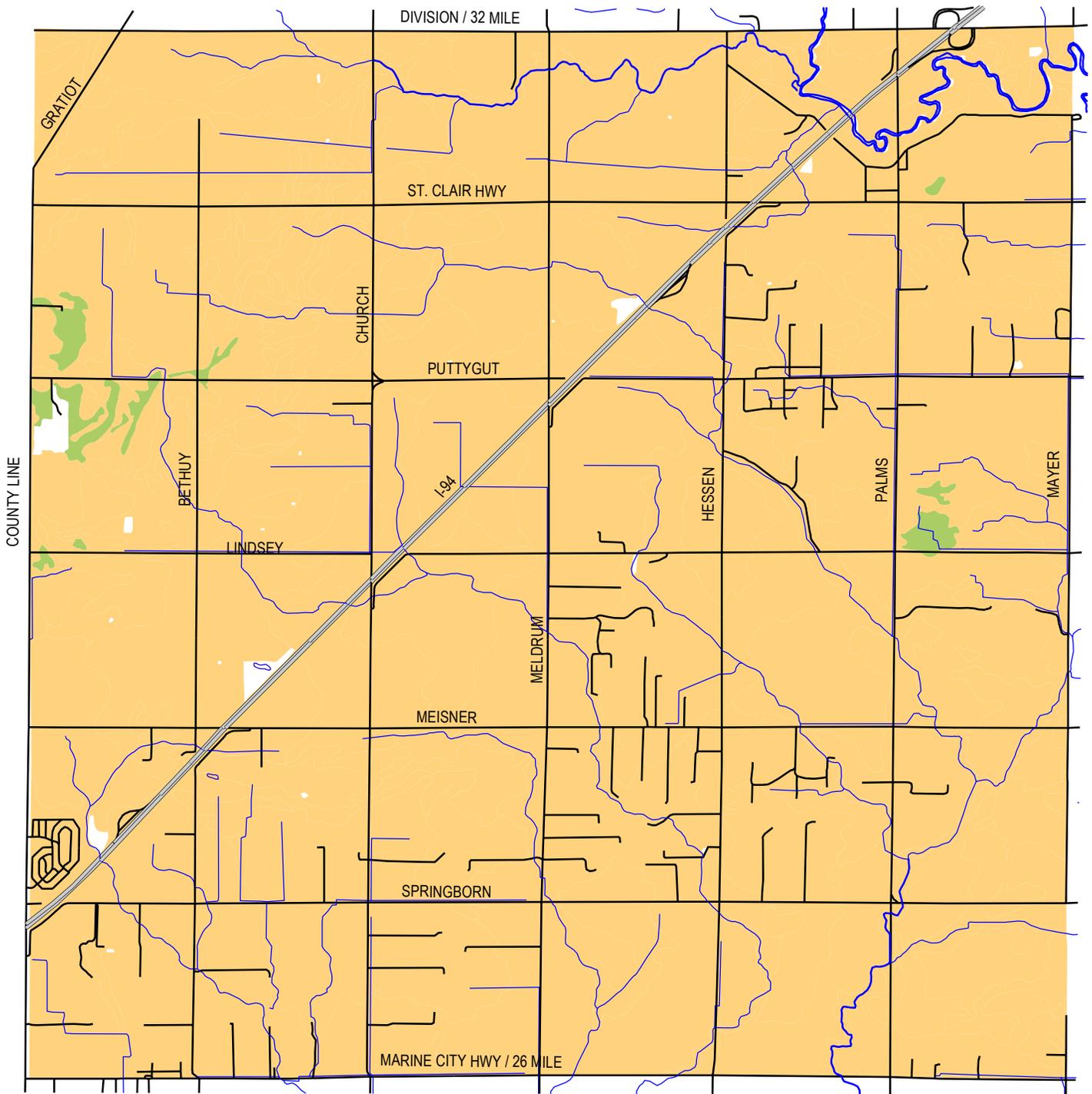
CASCO TOWNSHIP

MAP 6-1



BIRCHLER ARROYO ASSOCIATES, INC.

Note: Casco Township is not actively pursuing the expansion of water service into secondary and tertiary water service areas. There are currently no plans to spend any Township revenues for this purpose.



**SOIL LIMITATIONS
FOR SEPTIC SYSTEMS**
CASCO TOWNSHIP

-  SEVERE LIMITATIONS
-  SLIGHT LIMITATIONS

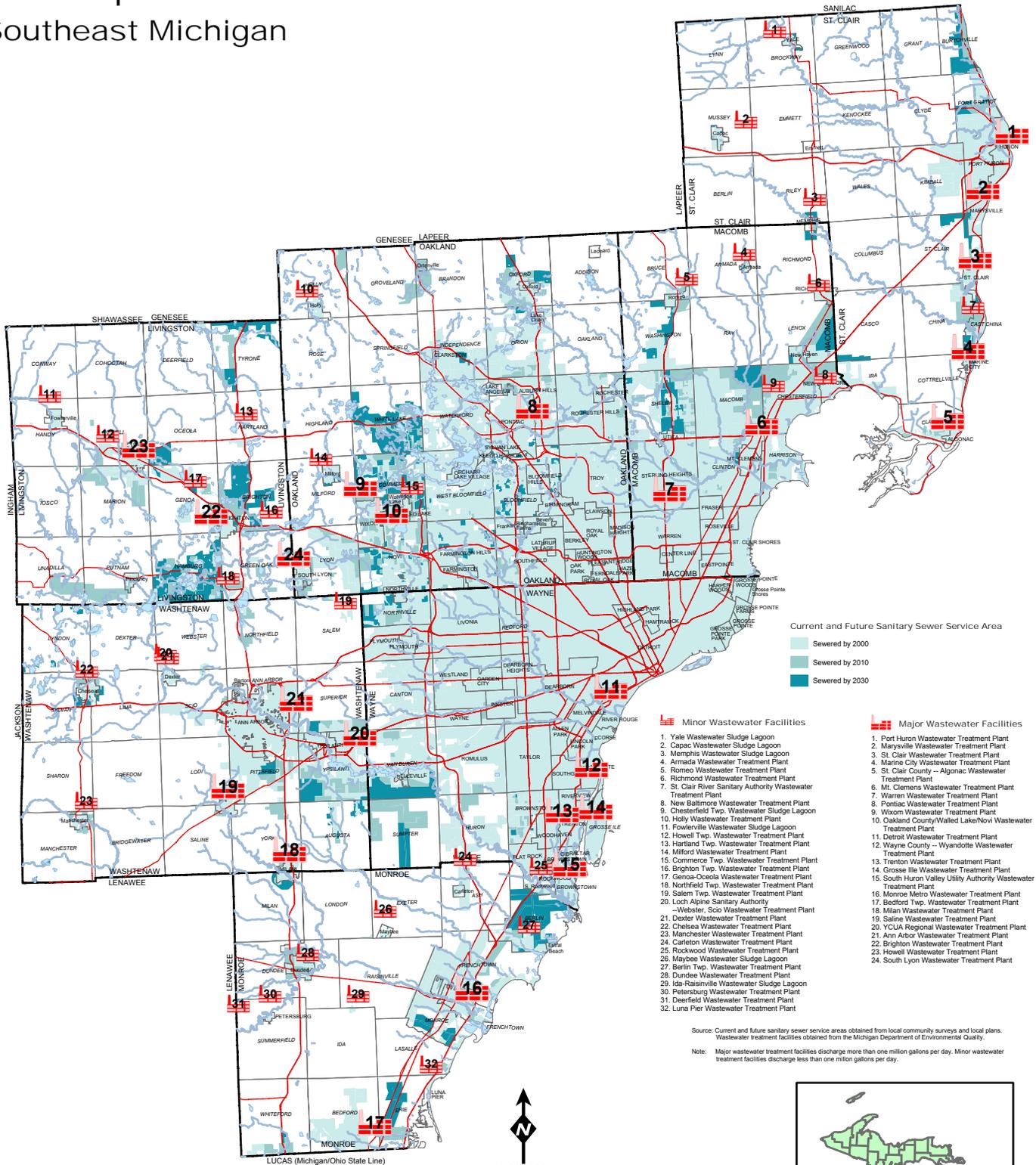
SOURCE: ST. CLAIR COUNTY

MAP 6-2



**BIRCHLER ARROYO
ASSOCIATES, INC.**

Current and Future Sanitary Sewer Service Areas and Municipal Wastewater Treatment Facilities Southeast Michigan



Current and Future Sanitary Sewer Service Area

- Sewered by 2000
- Sewered by 2010
- Sewered by 2030

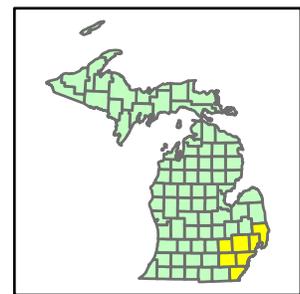
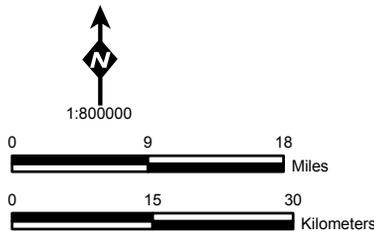
Minor Wastewater Facilities

1. Yale Wastewater Sludge Lagoon
2. Capac Wastewater Sludge Lagoon
3. Memphis Wastewater Sludge Lagoon
4. Armada Wastewater Treatment Plant
5. Romeo Wastewater Treatment Plant
6. Richmond Wastewater Treatment Plant
7. St. Clair River Sanitary Authority Wastewater Treatment Plant
8. New Baltimore Wastewater Treatment Plant
9. Chesterfield Twp. Wastewater Sludge Lagoon
10. Holly Wastewater Treatment Plant
11. Fowlerville Wastewater Sludge Lagoon
12. Howell Twp. Wastewater Treatment Plant
13. Hartland Twp. Wastewater Treatment Plant
14. Milford Wastewater Treatment Plant
15. Commerce Twp. Wastewater Treatment Plant
16. Brighton Twp. Wastewater Treatment Plant
17. Genoa-Oceola Wastewater Treatment Plant
18. Northfield Twp. Wastewater Treatment Plant
19. Salem Twp. Wastewater Treatment Plant
20. Loch Alpine Sanitary Authority - Webster, Scio Wastewater Treatment Plant
21. Dexter Wastewater Treatment Plant
22. Chelsea Wastewater Treatment Plant
23. Manchester Wastewater Treatment Plant
24. Carleton Wastewater Treatment Plant
25. Rockwood Wastewater Treatment Plant
26. Maybee Wastewater Sludge Lagoon
27. Berlin Twp. Wastewater Treatment Plant
28. Dundee Wastewater Treatment Plant
29. Ida-Raisinville Wastewater Sludge Lagoon
30. Petersburg Wastewater Treatment Plant
31. Deerfield Wastewater Treatment Plant
32. Luna Pier Wastewater Treatment Plant

Major Wastewater Facilities

1. Port Huron Wastewater Treatment Plant
2. Marysville Wastewater Treatment Plant
3. St. Clair Wastewater Treatment Plant
4. Marne City Wastewater Treatment Plant
5. St. Clair County - Algoma Wastewater Treatment Plant
6. Mt. Clemens Wastewater Treatment Plant
7. Warren Wastewater Treatment Plant
8. Pontiac Wastewater Treatment Plant
9. Wixom Wastewater Treatment Plant
10. Oakland County/Walled Lake/Novi Wastewater Treatment Plant
11. Detroit Wastewater Treatment Plant
12. Wayne County - Wyandotte Wastewater Treatment Plant
13. Trenton Wastewater Treatment Plant
14. Grosse Ile Wastewater Treatment Plant
15. South Huron Valley Utility Authority Wastewater Treatment Plant
16. Monroe Metro Wastewater Treatment Plant
17. Bedford Twp. Wastewater Treatment Plant
18. Milan Wastewater Treatment Plant
19. Saline Wastewater Treatment Plant
20. YCIA Regional Wastewater Treatment Plant
21. Ann Arbor Wastewater Treatment Plant
22. Brighton Wastewater Treatment Plant
23. Howell Wastewater Treatment Plant
24. South Lyon Wastewater Treatment Plant

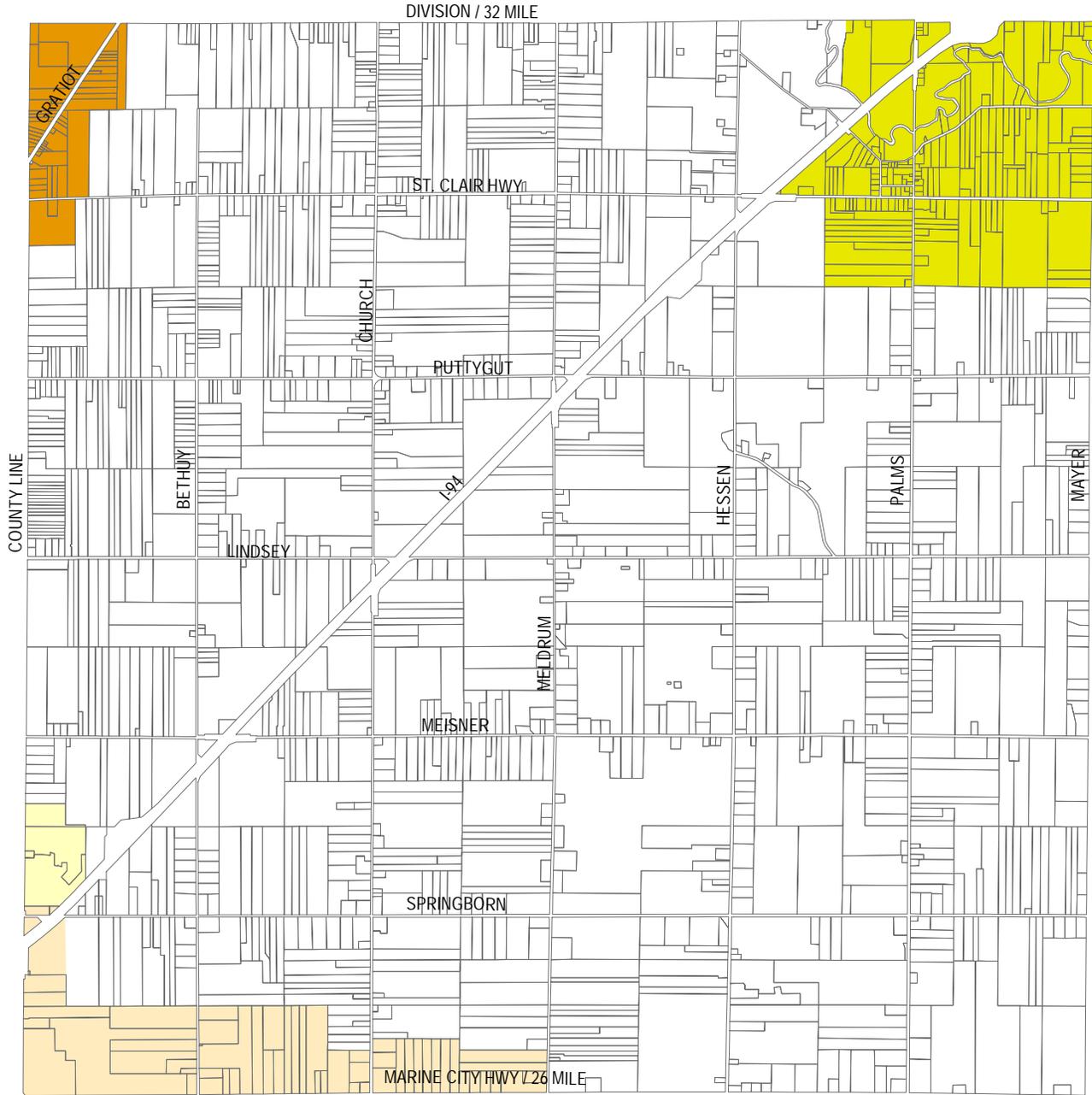
Source: Current and future sanitary sewer service areas obtained from local community surveys and local plans. Wastewater treatment facilities obtained from the Michigan Department of Environmental Quality.
 Note: Major wastewater treatment facilities discharge more than one million gallons per day. Minor wastewater treatment facilities discharge less than one million gallons per day.



SEMCOG
 Southeast Michigan Council of Governments
 535 Griswold Street, Suite 300, Detroit, Michigan 48226-3602
 Phone (313) 961-4266, Fax (313) 961-4869
 www.semco.org Copyright: SEMCOG, 2003

State Plane NAD83
 February 2003

o:\GIS\StaticMaps\WWTPandSewered.mxd



DIVISION / 32 MILE

COUNTY LINE

GRATIOT

ST. CLAIR HWY

CHURCH

PUTTYGUT

BETHJAY

LINDSEY

MEISNER

SPRINGBORN

MARINE CITY HWY / 26 MILE

HESSEN

PALMS

MAYER

I-94

MEIDRUM

PLANNED SEWER SERVICE AREAS

CASCO TOWNSHIP

- EXISTING SEWER SERVICE AREA
- PRIMARY SEWER SERVICE AREA
- SECONDARY SEWER SERVICE AREA
- TERTIARY SEWER SERVICE AREA

MAP 6-4
1



BIRCHLER ARROYO ASSOCIATES, INC.

Note: Casco Township is not actively pursuing the expansion of sewer service into secondary and tertiary sewer service areas. There are currently no plans to spend any Township revenues for this purpose.



IMPLEMENTATION STRATEGIES & OPPORTUNITIES

INTRODUCTION

The Planning Commission's thoughtful preparation and adoption of the Master Plan would have less value without a program of implementation strategies. Aggressive implementation techniques permit the Township to turn potential problems into real opportunities. The implementation program that follows will attempt to correlate specific plan proposals with appropriate implementation techniques. These techniques should be referred to frequently and used systematically so that the outcome is a consistent program of implementation over whatever period of time is required to achieve the Master Plan recommendations.

IMPLEMENTATION TOOLS

Following is a brief discussion of several key implementation tools available to the Township.

Zoning Ordinance Standards

The Township's most effective tool to implement the land use arrangement of the Master Plan is zoning standards and districts. A zoning ordinance is not meant to be a static document. The experiences communities undergo in the application of their zoning rules and the review of unusual new land uses constantly change the body of professional knowledge related to planning and zoning standards. Periodic review of the zoning ordinance will result in the application of the most up-to-date standards for the design of new uses and the maintenance of existing developments.

Code Enforcement

Simple code enforcement can often turn the tide with regard to the image of an area and the livability of a neighborhood. More aggressive but fair enforcement of current codes and ordinances could be effective in the following instances:

- Improve housing conditions
- Terminate improperly established, non-conforming uses
- Repair or replace ineffective screen walls and/or greenbelts
- Eliminate open storage in business districts
- Eliminate blight in residential areas

Subdivision and Condominium Regulations

While Casco has not experienced residential subdivision and condominium development as many surrounding communities have, Subdivision Regulations and Condominium Regulations Ordinances will likely be valuable tools in the future in achieving the type of residential development desired by the Township. These ordinances should be periodically reviewed and updated to incorporate effective standards that will result in high quality, attractive residential developments.

Special Design Plans and Functional Plans

Sometimes a Master Plan must be followed by more detailed design studies in order to illustrate specific concepts that can only be covered briefly in the plan. For example, the Township may consider developing a more detailed design plan to serve as the basis for more specific design standards and zoning standards in order to achieve the type of development and land use pattern desired for the Adair area. Functional plans can also help to implement certain ideals outlined in the Plan.

Site Plan, Special Land Use, and Rezoning Approval

Many essential components of the Plan will be the subject of a site plan or special land use application, perhaps preceded by an application for rezoning. The Township should consider making the appropriate zoning district changes following adoption of the Plan only for those areas that are identified by the Commission as critical elements. Now is the appropriate time to review the community's site plan and special land use approval processes and standards. The standards should clearly set forth any discretionary powers the Township feels it should reserve. Once such standards are in place, the Planning Commission must adhere to them consistently when reviewing development proposals. The implementation of the Plan could take 20 years or longer. In order to maintain the vision, consistent application of design criteria and development standards will be essential.

Federal and State Grant Programs

Federal and State grants are much smaller and more competitive than in their heyday during the 1950's through the mid-1980's. There are still programs in place, however, particularly for pollution abatement (sanitary sewers), pedestrian enhancements (related to roadway projects), and parks and recreation. Proper planning in advance is generally the key to success in securing these grants. Often times the granting agency is particularly interested in innovative projects that stretch the grant dollars or present a concept that is transferable to other communities. Projects that involve two or more neighboring municipalities often receive priority for funding.

Transfer of Development Rights and Purchase of Development Rights

"Transferable Development Rights" (TDR) is a market-based technique that encourages the voluntary transfer of growth from places where a community would like to see less development (called sending areas) to places where a community would like to see more development (called receiving areas). Purchase of Development Rights (PDR) involves an entity, usually governmental, purchasing a property owners development rights thereby preserving agricultural or open space use of property in perpetuity. At the current time Townships have not been granted the authority to participate in a TDR program, but this technique has been recommended by the Michigan Land Use Leadership Council. A limited form of TDR is available through the Planned Unit Development (PUD) process.

Re-evaluation and Adjustment of the Plan

The final – and sometimes most difficult – step in the planning process is re-evaluation and adjustment. The process is never really finished. A community's population, economic status, goals, land uses, land use problems, and political climate are constantly changing. It is important to assess how well the Plan is addressing the present land use issues in the community, and whether amendments should be made to keep the Plan relevant and make it the most appropriate guide for the community's future land use. If the Plan no longer reflects the vision of the community, the Planning Commission can then begin the planning process again.

IMPLEMENTATION PROGRAM

The specific implementation strategies summarized in the following table have been developed to assist with the continual use of this policy document.

Table 7-1

Implementation Program

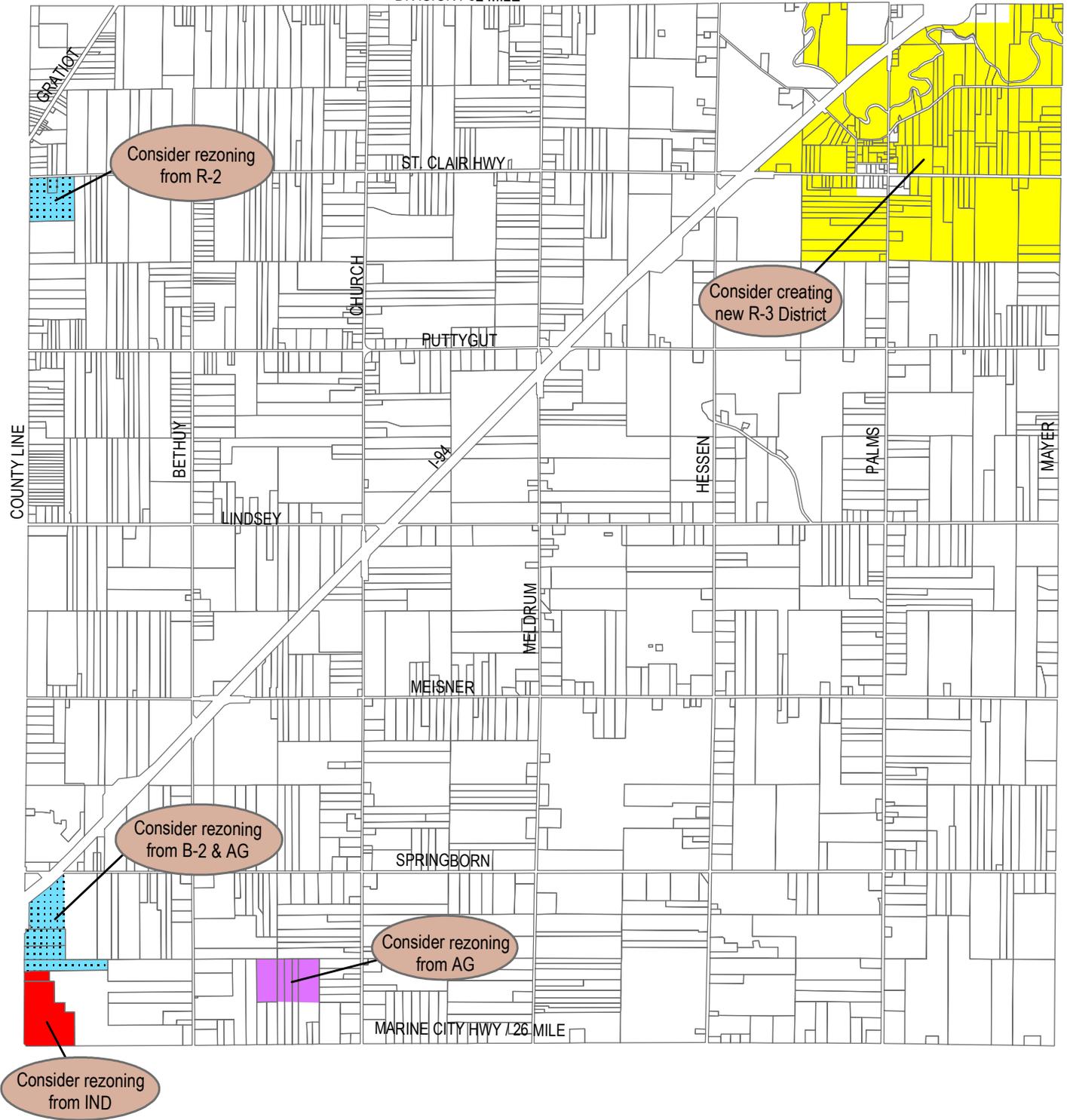
Goal / Objective	Action
Maintain and enhance the existing rural nature of Casco Township.	Work with the Road Commission to identify roads that should remain gravel.

Goal / Objective	Action
Maintain and enhance the existing rural nature of Casco Township. <i>(continued)</i>	Investigate Natural Beauty Road designation for appropriate roads.
	Increase the use of pre-application conferences with developers to ensure that Township regulations and policies are considered at the beginning of site design.
Encourage the continuation of existing agricultural activities wherever possible.	Evaluate lot size restrictions for residential properties so that agricultural activities can continue, while accommodating limited residential uses in planned agricultural areas.
	Review and, if necessary, amend Zoning Ordinance standards related to the Agricultural District.
Encourage managed growth in order to avoid premature conversion of agricultural land.	Prevent the extension of public water and sewer facilities into planned agricultural areas.
	Develop Zoning Ordinance incentives to encourage preservation of agricultural lands and open space.
Maintain the existing large-lot single-family residential development that is prevalent throughout Casco, while directing high density development to areas where it will have the smallest impact on rural character.	Require large minimum lot sizes or low average densities in the “country” areas of the Township where utility services are not planned.
	Evaluate the Township’s Zoning Ordinance and Map to determine whether residential zoning categories and locations are consistent with Master Plan recommendations and the availability of services and infrastructure.
	Consider developing a detailed design plan for the Adair area.
Minimize the negative impact of commercial and industrial development on roads, adjacent land uses, and the environment.	Increase the use of pre-application conferences with developers to ensure that Township ordinances and policies are considered at the beginning of site design.
	Develop site plan review standards that reduce the number of driveways for individual sites and encourage service drives and interconnected parking and shared drives where appropriate.
	Review and enhance the Zoning Ordinance screening and landscaping requirements for commercial and industrial sites.
	Review signage and exterior lighting standards for commercial and industrial uses.
	Consider adopting a Planned Unit Development ordinance to encourage creative development.
Maintain and improve Casco Township’s system of roads.	Work with the Road Commission to identify roads that should remain gravel.
	Advocate for road improvements to Marine City Highway rather than construction of additional I-94 interchange(s).
	Identify and initiate appropriate traffic calming measures on Fred Moore Highway, Marine City Highway, Gratiot Avenue, County Line Road, Division Road, and Palms Road.
	Develop site plan review standards that reduce the number of driveways for individual sites and encourage service drives and interconnected parking and shared drives where appropriate.

ZONING PLAN

The Township's Zoning Plan is intended to encourage short-term implementation of the long range land use recommendations included in the Land Use Plan. These short-term actions could be implemented through a Township-initiated rezoning of select areas as recommended on the Zoning Plan. Alternatively, private applications for rezoning consistent with the Master Plan should be given high priority by the Planning Commission.

The intent of the Zoning Plan is not to identify *all* areas that would require rezoning to be consistent with the Plan. Instead the Zoning Plan highlights specific *key* areas where existing zoning would inhibit development in accordance with the Plan. For example, the northeast corner of the intersection of County Line and 26 Mile Roads is currently zoned for industrial use; however, the Land Use Plan recommends general business use. The Township could have even greater input into the Plan by adopting a Planned Unit Development (PUD) ordinance and linking the change of zoning with PUD approval. By rezoning these properties to a more appropriate zoning district, the Township can prevent development of this area in a manner that is inconsistent with the Plan.



ZONING PLAN

CASCO TOWNSHIP

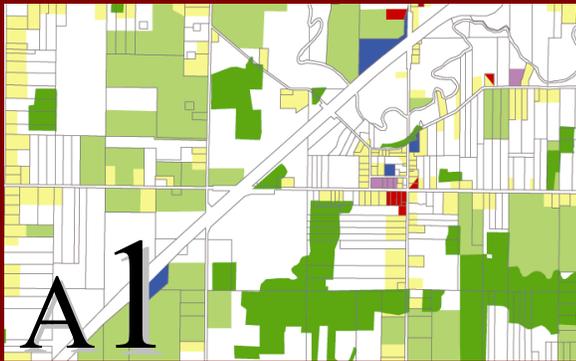
FUTURE LAND USE

-  LOW DENSITY RESIDENTIAL
-  GENERAL COMMERCIAL / PUD
-  OFFICE SERVICE
-  LIGHT INDUSTRIAL

MAP 7-1



BIRCHLER ARROYO
ASSOCIATES, INC.



EXISTING LAND USE INVENTORY

INTRODUCTION

An updated existing land use inventory provides a base from which current and long-range planning recommendations and decisions can be made. By updating the parcel-by-parcel inventory of land use, the Township is able to analyze current conditions and make comparisons with past studies to identify changes and trends in the Township's land use.

A field survey of existing land use in Casco Township was conducted in May of 1997. Working with Township officials, the consultants identified necessary changes and updates to the 1997 map to more accurately portray the Township's 2003 land uses. Geographic Information Systems (GIS) software was used to create a land use database that could be linked to the Township's parcel map. As a result, Map A1-1 illustrates the land use of each individual parcel, as well as the overall land use pattern throughout the Township. It is important to note that an Existing Land Use map reflects the actual current use of the land, not the zoning classification or the Master Plan designation.

LAND USE CLASSIFICATIONS

The following is a description of the various land use classifications used in the survey.

Vacant or Fallow

Land that is presently unused, idle, or agricultural land lying fallow for roughly four or more years.

Agriculture

All land area used for crops and permanent pasture land.

Single and Two Family Residential

Areas containing single-family and two-family dwelling units and accessory structures.

Multiple Family Residential

Included in this category are all apartments and multi-plex type of units where more than two separate residential units occupy a single building on a lot.

Mobile Home Park

Planned mobile home parks and their related accessory buildings.

Commercial and Office

Areas where retail sales, service, and office establishments are located.

Industrial

Uses with or without buildings where materials are processed, fabricated, assembled, or manufactured, or where equipment, materials, or wastes are stored out-of-doors.

Utility

Included in this classification are electric stations, substations, and other utility uses.

Public and Semi-Public

Land area and facilities such as churches, cemeteries, and government buildings.

Recreation

Land areas that are used as public and private parks and recreation facilities.

Major Woodland

Land areas that are predominantly covered with trees and thick brush.

LAND USE ANALYSIS

Total acreage was calculated for the different land use categories using GIS. The following table provides a breakdown of land use in the Township.

Table A1-1
Existing Land Use
Casco Township, 2003

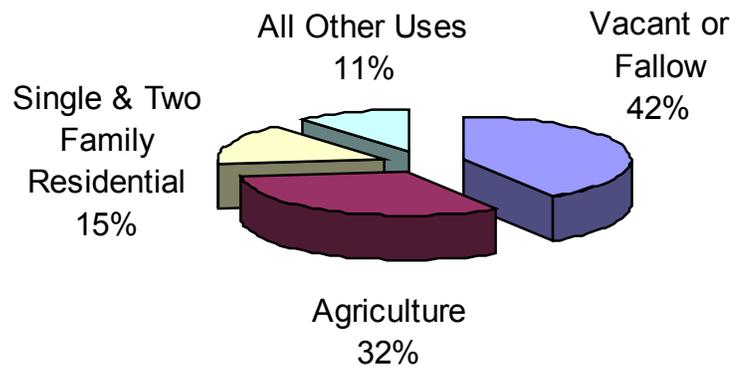
Land Use Category	Total Area (Acres)	Percent of Total Land Area
Vacant or Fallow	9,344	41.1%
Agriculture	7,347	32.3%
Single & Two Family Residential	3,511	15.4%
Multiple Family Residential	3	0.0%*
Mobile Home Park	92	0.4%
Commercial & Office	60	0.3%

Land Use Category	Total Area (Acres)	Percent of Total Land Area
Industrial	144	0.6%
Utility	51	0.2%
Public & Semi-Public	66	0.3%
Recreation	284	1.2%
Major Woodland	1,858	8.2%

* Less than 0.1% of total land area

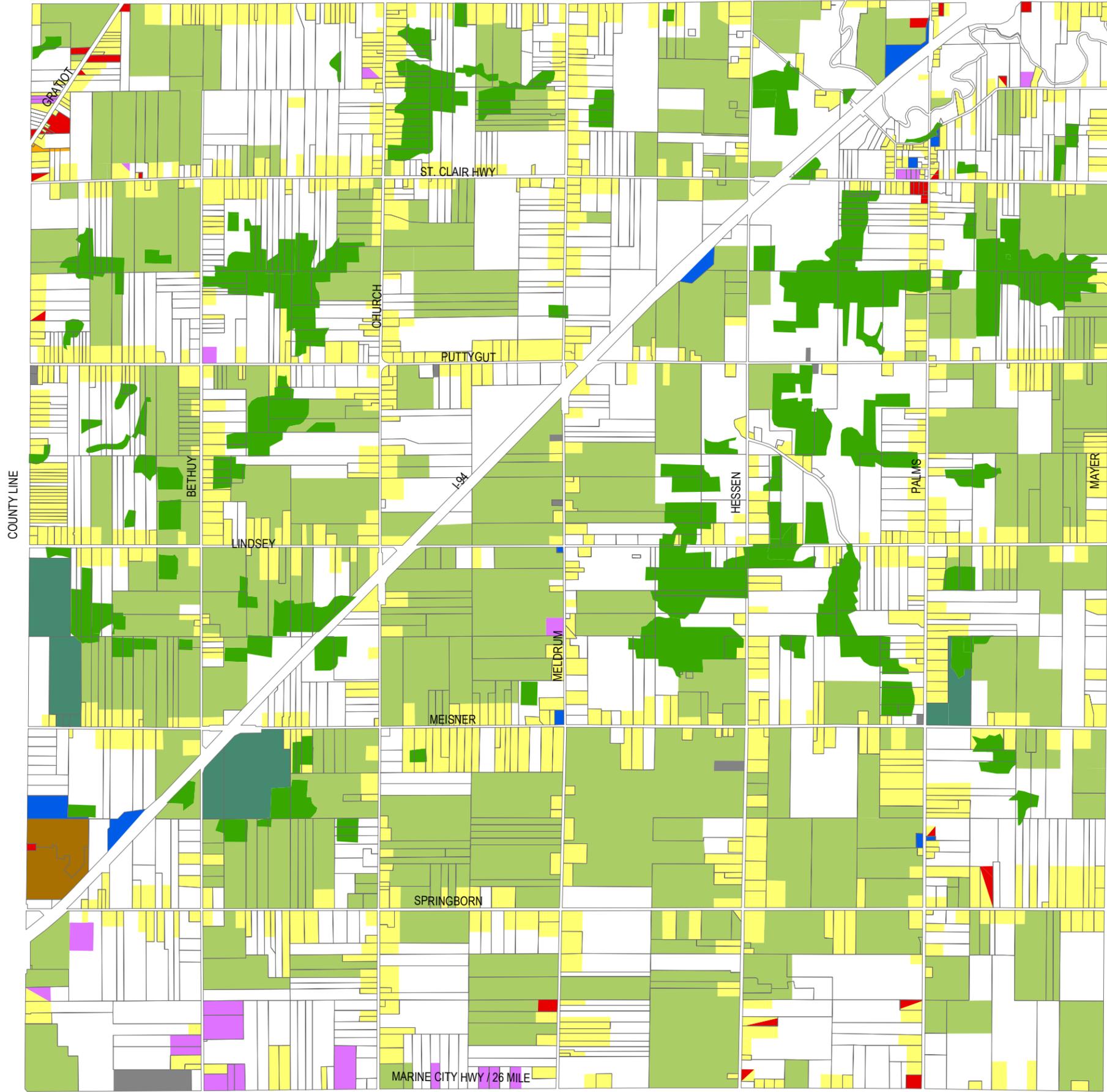
As shown in the table above and the figure below, the 2003 existing land use analysis documents the predominance of Agricultural, Vacant, and Single and Two Family Residential land uses in the Township. All other land use categories combined make up just over 10% of the Township.

Figure A1-1
**Percent of Total Land Area
 Casco Township, 2003**



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DIVISION / 32 MILE



-  VACANT OR FALLOW
-  AGRICULTURE
-  SINGLE & TWO FAMILY
-  MULTIPLE FAMILY
-  MOBILE HOME PARK
-  COMMERCIAL & OFFICE
-  INDUSTRIAL
-  UTILITY
-  PUBLIC & SEMI-PUBLIC
-  RECREATION
-  MAJOR WOODLAND

SOURCES: PARCEL DATA FROM ST. CLAIR COUNTY; EXISTING LAND USE DATA COLLECTED IN 1997 BY BIRCHLER ARROYO ASSOCIATES, INC. AND UPDATED IN 2003 BY TOWNSHIP OFFICIALS

EXISTING LAND USE: 2003
CASCO TOWNSHIP

MAP A1-1



BIRCHLER ARROYO ASSOCIATES, INC.

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POPULATION, HOUSING, & ECONOMIC ANALYSIS

INTRODUCTION

When planning for a community's future, the population is an important component for study. Trends – both historical and current – can be used to identify present deficiencies and to plan for the needs of the future population. A community's population statistics are important when considering future land use, roads, recreation needs, and other community facilities.

A community's population and Master Plan are interrelated. The Master Plan must be formulated to accommodate the expected population, while the future population will be governed by the present-day long-range goals and objectives that are stated in the Master Plan. Numerous forces work to determine the total population at any given time. The location of jobs, regional road networks, housing supply, and available land are just a few of the forces that can affect a community's population growth, both positively and negatively. The consequences of changes in population make its study an important ingredient in planning for Casco Township's future.

This chapter addresses three primary aspects of Casco Township's population: past historical trends, present population composition, and future population levels. By understanding the population trends of the past and the population levels of the present, inferences regarding future population levels can be made. An accurate estimate of future population is important so that the Planning Commission can anticipate the community's future needs.

Within the discussion of population statistics, characteristics of Casco Township households and residents' educational attainment levels are outlined. The chapter concludes with data on economic conditions in Casco Township.

POPULATION

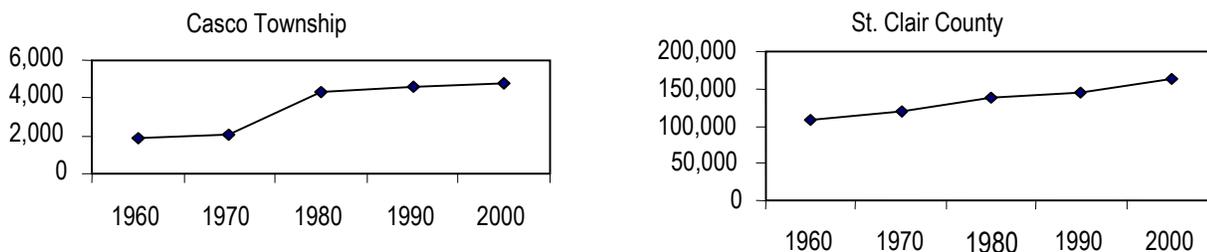
Table A2-1 shows a comparison of population figures from 1960 to 2000 for Casco Township and surrounding communities, as well as St. Clair County. Figure A2-1 graphically demonstrates that the populations of Casco Township and St. Clair County have been increasing since 1960. While population has been increasing at a steady rate in St. Clair County, the slope of the line graph for Casco Township illustrates that the population experienced a major jump between 1970 and 1980, increasing by about 110 percent during this decade. The large population increase during the 1970s reflected a national trend. The 1980 Census marked the first time in census records that a trend of Americans moving from urban to rural areas was identified. Through the 1980s and 1990s, Casco Township's population remained relatively constant, with the growth rate declining from 5.1 percent between 1980 and 1990 to 4.3 percent between 1990 and 2000.

Table A2-1
Population Comparison
Casco Township and Surrounding Communities, 1960 – 2000

	1960	1970	1980	1990	2000	% Change, 1980-1990	% Change, 1990-2000	% Change, 1960-2000
Casco Twp	1,863	2,065	4,331	4,552	4,748	5.1%	4.3%	154.9%
Chesterfield Twp	5,888	9,378	18,276	25,905	37,405	41.7%	44.4%	535.3%
China Twp	1,836	2,106	2,466	2,644	3,340	7.2%	26.3%	81.9%
Columbus Twp	1,516	1,937	3,097	3,241	4,615	4.6%	42.4%	204.4%
Cottrellville Twp	1,834	2,194	3,075	3,301	3,814	7.3%	15.5%	108.0%
Ira Twp	2,746	3,612	4,316	5,581	6,966	29.3%	24.8%	153.7%
Lenox Twp	2,356	2,869	3,028	3,069	5,362	1.4%	74.7%	127.6%
Richmond	2,667	3,234	3,536	4,141	4,896	17.1%	18.2%	83.6%
Richmond Twp	1,385	1,719	2,453	2,528	3,416	3.1%	35.1%	146.6%
St. Clair Twp	2,416	3,091	3,965	4,614	6,423	16.4%	39.2%	165.9%
St. Clair County	107,201	120,175	138,802	145,607	164,235	4.9%	12.8%	53.2%

Source: U.S. Census, 1960-2000

Figure A2-1
Population Growth
Casco Township and St. Clair County, 1960 – 2000



Relative to neighboring communities, Casco Township had the smallest percent change in population from 1990 to 2000. Accordingly, between 1990 and 2000, Casco Township increased in population at a slower rate than St. Clair County as a whole. Table A2-2 illustrates the Township's share of the County's population and growth. Since 1960, Casco Township's share of the County's population has remained small, in the range of 1.7 to 3.1 percent. The Township's share of the County's growth has fluctuated more, reaching a high point as a result of the growth spurt in the 1970s. Since 1980, the Township's share of the County's population growth has declined from 12.2 percent to 3.2 percent in 1990 and 1.1 percent in 2000.

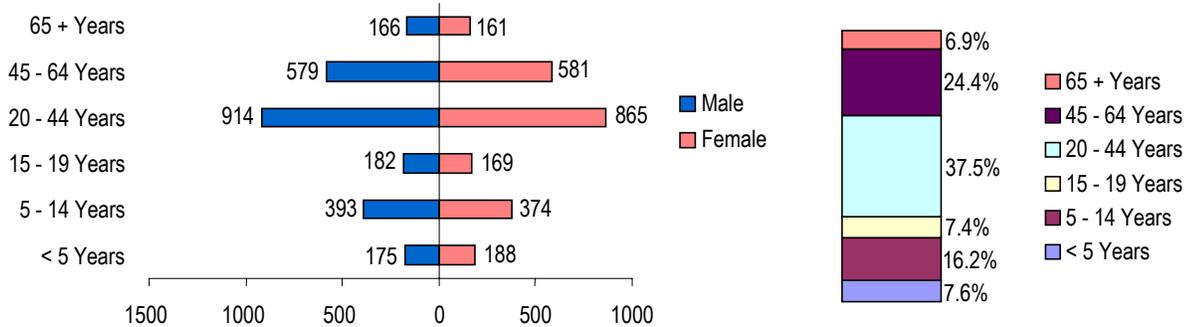
Table A2-2
**Casco Township's Growth
as a Percent of St. Clair County's, 1960 – 2000**

Year	Casco Township Population	St. Clair County Population	Casco Share of County Population	Casco Share of County Growth
1960	1,863	107,201	1.7%	-
1970	2,065	120,175	1.7%	1.6%
1980	4,331	138,802	3.1%	12.2%
1990	4,552	145,607	3.1%	3.2%
2000	4,748	164,235	2.9%	1.1%

Age Groups

Age groupings generally define several social categories. The pre-school group includes those under five years of age. Children from age 5 to 14 make up the elementary/middle school age group, while the high school sector includes individuals between 15 and 19 years. The bulk of the work force is found between ages 20 and 64, with the 20 to 44 year-old group representing family formation years. Individuals who are 45 to 64 years of age fit in the mature families category, and persons 65 and up are part of the retiring population. Figure A2-2 illustrates the percentage of Casco Township residents who fit in these categories.

Figure A2-2
Age / Sex Distribution
Casco Township, 2000



Source: U.S. Census 2000

Education

Table A2-3 shows the educational attainment levels for residents of Casco Township and St. Clair County. Compared to the County, a greater percentage of Township residents graduated from high school in both 1990 and 2000; however, the County had a higher percentage of persons who obtained a bachelor's degree or greater in both 1990 and 2000. Within Casco Township, the number of residents who did not graduate from high school declined from 23 percent in 1990 to 11 percent in 2000, while the number of residents with a bachelor's degree or greater rose from 8 percent to 12 percent.

Table A2-3
Highest Level of Educational Attainment, Adult Population
Casco Township and St. Clair County, 1990 – 2000

	Casco Township		St. Clair County	
	1990	2000	1990	2000
Did Not Graduate High School	600 (23%)	331 (11%)	22,992 (25%)	18,461 (17%)
Graduated High School	1,086 (41%)	1,294 (44%)	33,813 (37%)	40,018 (37%)
Some College - No Degree	621 (24%)	672 (23%)	18,340 (20%)	27,241 (25%)
Associate Degree	122 (5%)	276 (9%)	6,375 (7%)	8,339 (8%)
Bachelor's Degree or Greater	205 (8%)	346 (12%)	9,721 (11%)	13,524 (13%)

Source: SEMCOG Community Profiles

Population Estimates and Projections

In order to properly plan for Casco Township's future, it is important to establish an accurate estimate of its population for the next twenty years. A good estimate of the future population will help Casco Township in determining future infrastructure and municipal service needs.

There are a variety of mathematical methods that can be used to forecast population levels for a community. SEMCOG uses a complex computer modeling program to forecast population. In October 2001, SEMCOG released *2030 Regional Development Forecast*, its population forecasts for the seven county region. Table A2-4 reports their population estimates for Casco Township and nearby communities, as well as St. Clair County.

Table A2-4
SEMCOG Population Projections, 2010 – 2030
Casco Township and Surrounding Communities

	2000	2010	2020	2030	2000 - 2030 Percent Change
Casco Twp	4,748	4,781	5,027	5,177	9.0%
Chesterfield Twp	37,405	46,273	53,085	62,149	66.2%
China Twp	3,340	3,683	4,082	4,200	25.7%
Columbus Twp	4,615	5,323	6,339	7,024	52.2%
Cottrellville Twp	3,814	3,820	4,172	4,540	19.0%
Ira Twp	6,966	7,598	8,604	9,430	35.4%
Lenox Twp	5,362	6,463	7,552	8,554	59.5%
Richmond	4,896	5,743	6,780	7,682	56.9%
Richmond Twp	3,416	4,081	4,966	6,227	82.3%
St. Clair Twp	6,423	7,207	8,298	8,941	39.2%
St. Clair County	164,235	176,137	191,436	203,255	23.8%

Because all projections have a certain margin of error, it is useful to consider other population projection methodology. In addition to SEMCOG's computer modeling program, less complex techniques of predicting Casco Township's future population include the constant proportion, growth rate, and increasing proportion methods. The constant proportion method assumes that the Township will maintain the same percentage of the County's projected 2010, 2020, and 2030 population as it experienced in 2000. Casco Township accounted for 2.9 percent of St. Clair County's 2000 population. Table A2-5 shows projections for the Township using the constant proportion method and SEMCOG projections for the County population.

Table A2-5
Constant Proportion Population Projection
Casco Township, 2010 – 2030

	Casco Township	St. Clair County	Casco's Population as a Percent of County Total
2000 Population	4,748	164,235	2.9%
2010 Projection	5,092	176,137	2.9%
2020 Projection	5,534	191,436	2.9%
2030 Projection	5,876	203,255	2.9%

In the past thirty years, the Township's percentage of the County's population has fluctuated by only 1.4 percent, indicating that the constant proportion method may generate a fairly accurate projection of future population in Casco Township. However, the decline in the Township's share of County growth in the past 20 years, shown in Table A2-2, may indicate that the constant proportion method's projections are too high. Indeed, the constant proportion method predicts a larger population for Casco Township than does SEMCOG.

The growth rate method assumes that the 2000 – 2010 growth rate will be the same as between 1990 and 2000, and the 2000 – 2020 growth rate will be the same as between 1980 and 2000. This method of projection results in the predictions found in Table A2-6.

Table A2-6
Growth Rate Population Projection
Casco Township, 2010 – 2020

2000 Population	4,748
1990 - 2000 Percent Change	4.3%
2010 Projection	4,952
1980 - 2000 Percent Change	9.6%
2020 Projection	5,205

Barring a surge in population, such as that which Casco Township experienced from 1970 – 1980, the growth rate method is a good predictor of the Township's future growth. The method predicts modest growth between 2000 and 2020, which corresponds to population growth patterns during the previous 20 years.

The increasing proportion method assumes that rural areas on the fringe of growth centers – such as Casco Township, which is located southeast of the City of Richmond – will expand over the next two decades as the growth centers approach their build-out. This

method requires that the forecaster apply a growth rate to the community. The data found in Table A2-7 uses SEMCOG’s population forecasts for St. Clair County and assumes that Casco Township will comprise 3.3 percent of St. Clair County’s population in 2010, 3.7 percent in 2020, and 4.1 percent in 2030.

Table A2-7
**Increasing Proportion Population Projection
 Casco Township, 2010 – 2030**

	2010	2020	2030
St. Clair County	176,137	191,436	203,255
Increasing Percent	3.3%	3.7%	4.1%
Casco Township	5,813	7,083	8,333

The increasing proportion method’s prediction that Casco Township will begin to capture a larger share of the County’s population is questionable because the Township’s share of the County’s population has declined in recent decades and also because a large portion of St. Clair County consists of rural areas that may experience the same type of growth as Casco Township. This method’s forecasts may be exaggerated.

In conclusion, the population levels predicted by SEMCOG and by the growth rate method may be the most accurate projections. In 2010, Casco Township can expect a population ranging between 4,781 and 4,952 people, while the 2020 population will likely range between 5,027 and 5,205 people. For planning purposes, these population levels will be assumed to ensure that adequate levels of service are provided.

HOUSING

The average household size in Casco Township decreased from 3.1 persons per unit in 1990 to 2.9 persons per unit in 2000 (see Table A2-8). The number of households, however, increased in this same period. Similarly, while the number of housing units increased by 12.6 percent between 1990 and 2000, the population of Casco Township grew by only 4.3 percent, indicating that people are “spreading out.” The same pattern is true for St. Clair County and the country, as a whole. In general, Americans are delaying marriage, resulting in more single-person dwellings, and are having fewer children when married. The high incidence of divorce also contributes to a higher number of single-person households.

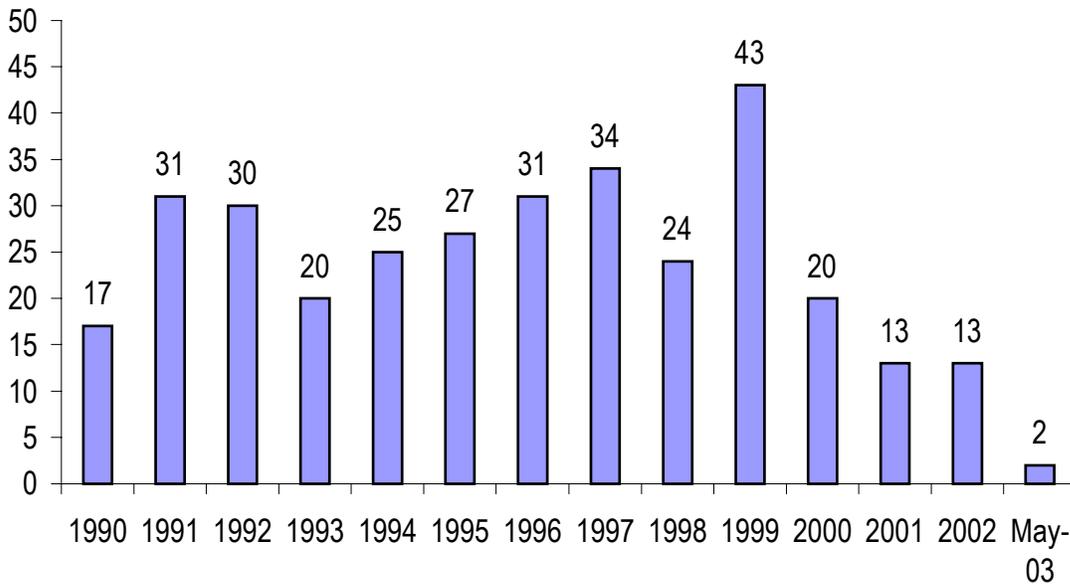
Table A2-8
Household Characteristics
Casco Township, 1990 – 2000

	1990	2000	1990 - 2000 Difference	1990 - 2000 Percent Change
Number of Housing Units	1,502	1,718	216	12.6%
Number of Households	1,455	1,635	180	11.0%
Persons per Household	3.1	2.9	-0.23	-7.9%

Source: SEMCOG Community Profiles

SEMCOG building permit information reports that an additional 48 housing units were built between January 2000 and May 2003, bringing the total number of housing units in Casco Township to 1,766. Since 2000, the pace of building activity in Casco Township has slowed, with fewer homes built in 2001 and 2002 than in any year of the 1990s. On average, 28 new homes were built each year between 1990 and 1999, while an average of 15 homes were built each year from 2000 to 2002.

Figure A2-3
Single Family Residential Building Permits
Casco Township, January 1990 – May 2003



Source: SEMCOG Building Permits

ECONOMIC ANALYSIS

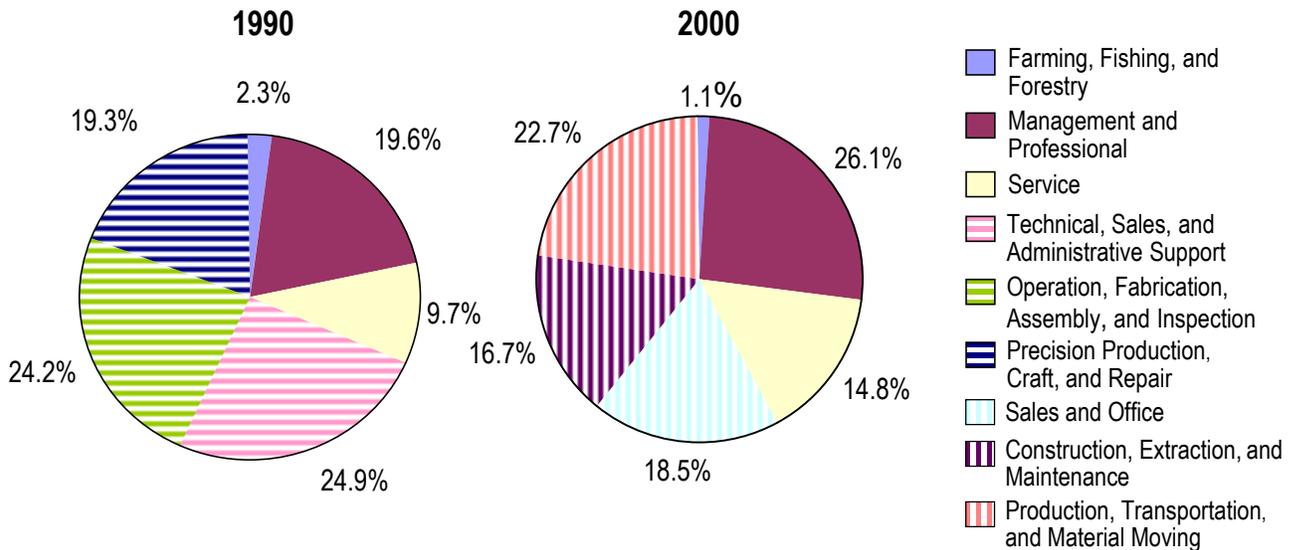
Employment

According to the U.S. Census, a total of 2,384 Casco Township residents were employed in 2000, while 2,125 residents were employed in 1990. Figure A2-4 illustrates changes in Casco residents' employment by occupation from 1990 to 2000. It is important to note that the Census Bureau changed three of the occupational categories between 1990 and 2000, although three categories remained the same.

In 2000, the largest percentage of Casco Township residents worked in management and professional occupations. The percentage of Casco Township residents employed in this sector rose from 19.6 percent in 1990 to 26.1 percent in 2000. A contemporaneous increase in residents' educational attainment levels, shown in Table A2-3, may have contributed to the rise in the proportion of residents employed in a managerial or professional capacity.

Although agriculture employs the smallest percentage of working citizens, Casco Township nevertheless has a strong rural character. Farming is an occupation that can have a profound effect on a community in terms of landscape and character, while engaging only a small number of people.

Figure A2-4
Casco Township Employment by Occupation



Source: U.S. Census 1990 - 2000

In 2000, more than half (55.4%) of employed Casco Township residents traveled over 30 minutes to their jobs, while 371 people (15.8%) traveled more than one hour to work. This suggests that the Township's quality of life is sufficiently high to justify fairly lengthy commutes for the majority of the working population.

Income

Casco Township's median household income is about 15 percent higher than St. Clair County's, while the Township's per capita income is approximately 3 percent higher than the County's average (see Table A2-9).

Table A2-9
Income Comparison
Casco Township and Surrounding Communities, 2000

	Median Household Income	Per Capita Income
Casco Twp	\$52,961	\$22,299
Chesterfield Twp	\$61,630	\$24,410
China Twp	\$62,194	\$22,674
Columbus Twp	\$61,062	\$21,767
Cottrellville Twp	\$47,396	\$24,510
Ira Twp	\$45,525	\$22,115
Lenox Twp	\$50,659	\$18,800
Richmond	\$43,378	\$21,384
Richmond Twp	\$69,449	\$24,937
St. Clair Twp	\$58,711	\$24,705
St. Clair County	\$46,313	\$21,582

Source: U.S. Census 2000



NATURAL RESOURCES & NATURAL FEATURES

INTRODUCTION

This chapter will discuss the topography, geology, soils, and other natural features found in Casco Township. The identification of the natural features that presently exist in a community is an important step in the Master Plan process. With such knowledge, decision-makers can make more informed choices about the preservation and protection of their community's natural resources.

TOPOGRAPHY

Casco Township is a generally level area. The land surface of Casco varies by only 88 feet from its lowest point to its highest point. (See Map A3-1.) The southern border of the Township is the lowest in Casco, with an elevation of 617 feet, while the topography increases to a point of 700 feet in Section 6. The land area around waterways is sloped most steeply, as illustrated by the concentration of elevation lines around these areas.

SOILS

Map A3-2, the General Soils Map, shows the locations of various soil types in Casco Township, with soil characteristics shown in more detail on Map A3-3. These soil associations are areas with distinctive patterns of soils. Of the twelve different types of soils in St. Clair County, six of them are found in Casco Township.

The majority of the Township's land is made up of the "Latty" soil association. This soil association is nearly level, very poorly drained, and consists of a clayey subsoil.

The western portion of the Township is made up of the "Blount-Parkhill" association. This soil association is nearly level to gently sloping, somewhat poorly drained, and is a predominantly loamy subsoil found on till plains. The northeastern corner of Casco

Township consists of the “Allendale-Latty” association. The soil is nearly level to gently sloping, somewhat poorly drained to very poorly drained, and consists of a sandy to clayey subsoil found on lake plains. Alluvial and rough broken land is found along the Belle River. This type of soil is generally found along waterways and floodplains. In addition, there are pockets of “Hoytville-Allendale-Nappanee” association and “Wainola-Defored” association in the western half of the Township. Both of these soil types are nearly level and poorly drained. The Hoytville association is a clayey to sandy subsoil and is found on till plains and moraines. The Wainola-Defored association has a sandy subsoil and is found along glacial lake beaches, outwash plains, and deltas.

The patterns of soils found in an area can generally be explained by the type of surface geology found below the soil. The surface geology found in southeastern Michigan can be divided into two broad zones: a lowland zone and a hill zone. These two zones parallel each other in a northeast / southwest direction, following the shoreline of Lake St. Clair. Oakland, Livingston, and Washtenaw Counties are classified within the hill zone. Land in the hill zone is composed mostly of sand and gravel deposits that were dropped by moving, melting ice. The counties lying to the east of the hill zone (St. Clair, Macomb, Wayne, and Monroe Counties) are located within the lowland zone, which was most likely covered by an ancient glacial lake as the last ice age came to a close. Today, these areas consist mostly of clay and sand. The soil types found in Casco Township follow this general description of clay and sand. The boundary between soil type 1 (Blount-Parkhill) and soil type 7 (Latty) most likely marks the shore of a glacial lake.

Limitations for Residential Development

Map A3-4 shows locations where development requiring septic tanks would cause either slight or severe problems. Since the majority of Casco Township does not have sanitary sewer service, new development is typically restricted to those areas where soils can support septic service.

Map A3-4 is general in nature, and is meant for overall land use planning. On-site investigation is still necessary and may result in finding adequate soils for individual systems, even on property in the “severe” areas. In general, however, the map accurately portrays those areas of Casco that are best able to absorb new development that must rely on septic tank disposal systems.

As the map illustrates, the majority of the soils in Casco would present severe limitations to septic tank development. There are only a few scattered sites that merely present slight limitations. With such soil types, engineered solutions are also an option, though they can be expensive. Casco Township’s limited septic potential results in a natural carrying capacity that can serve to limit development, provided that a sewer system is not installed.

Prime Agricultural Land

The U.S. Department of Agriculture has classified the majority of Casco Township's western half as Prime Farmland, as shown on Map A3-5. Prime Farmland has the following characteristics:

- Availability for agricultural uses
- A moisture supply, soil quality, growing season, and favorable temperatures necessary to produce economically sustained high yields of crops
- Soils with the best combination of chemical and physical characteristics for the production of food, feed, fiber, forage, and oilseed crops
- Soils with a dependable and adequate water supply from precipitation or irrigation
- Soils that are permeable to air and water, but are not excessively erodible, frequently flooded, or excessively saturated with water for long periods of time
- Soils with an acceptable alkalinity, acidity, and sodium and salt content
- Soils with few or no rocks

OIL AND NATURAL GAS

Millions of years ago, as part of the earth's evolution, chemical compounds of hydrogen and carbon (i.e., oil and natural gas) were formed deep beneath the ground. Typically buried thousands of feet deep and enclosed by limestone, sandstone, or shale, oil and gas travel up through the earth until they are trapped by impermeable rock formations. By means of technology and science, these rock formations can be identified and valuable natural resources can be extracted from the earth.

According to the Michigan Oil and Gas Association, St. Clair County is among the 63 Lower Peninsula counties with production capabilities for oil and/or natural gas. Map A3-6 shows the distribution of oil and gas wells in Casco Township, while Map A3-7 illustrates the locations of oil and gas fields, pipelines, and surface facilities in Casco.

FLOODPLAINS

As a result of Casco Township's level landscape, some areas of the Township are vulnerable to periodic submersion by floodwaters. The Federal Emergency Management Agency (FEMA) Floodplain Map (Map A3-8) indicates that several areas of the Township

fall within the 100-year floodplain. These areas are located adjacent to the Belle River, Jerome Creek, and Swan Creek, as well as the following County Drains: Boehmer, Casco, Marsac Creek, Meldrum, Peters, Telton, and Volmer. County Drains and natural watercourses are illustrated on Map A3-9.

WOODLANDS

During the past 200 years, woodlands have mostly disappeared from Michigan's lower peninsula. Urbanization and the spread of farming have eliminated much of St. Clair County's woodlands; however, some of these natural features still remain in Casco Township, as illustrated by Map A3-10. Although the woodlands are not as expansive as they once were, almost every section of the Township has at least a small stand of trees.

The trees in Casco Township serve as windbreaks, aid in the absorption of rainwater, replenish oxygen, and provide shade and natural beauty. However, they do not function well as wildlife habitat, since they are too small and located too far apart. Small woodland animals and birds need larger, interconnected areas in order to find adequate food and shelter.

WETLANDS

Map A3-11 shows the locations of wetlands – swamps, marshes, bogs, and similar areas with saturated soils – in Casco Township. Because they are a valuable environmental resource, wetlands of five acres or more, or smaller wetlands hydrologically connected to large wetlands, are under the jurisdiction of the Michigan Department of Natural Resources.

WATERSHEDS

As Map A3-12 illustrates, Casco Township has seven subwatersheds. Each subwatershed is part of a larger watershed, that of the Belle River or Anchor Bay, with all lands in the Township ultimately draining into one of these two water features.

CONCLUSIONS AND IMPLICATIONS FOR DEVELOPMENT

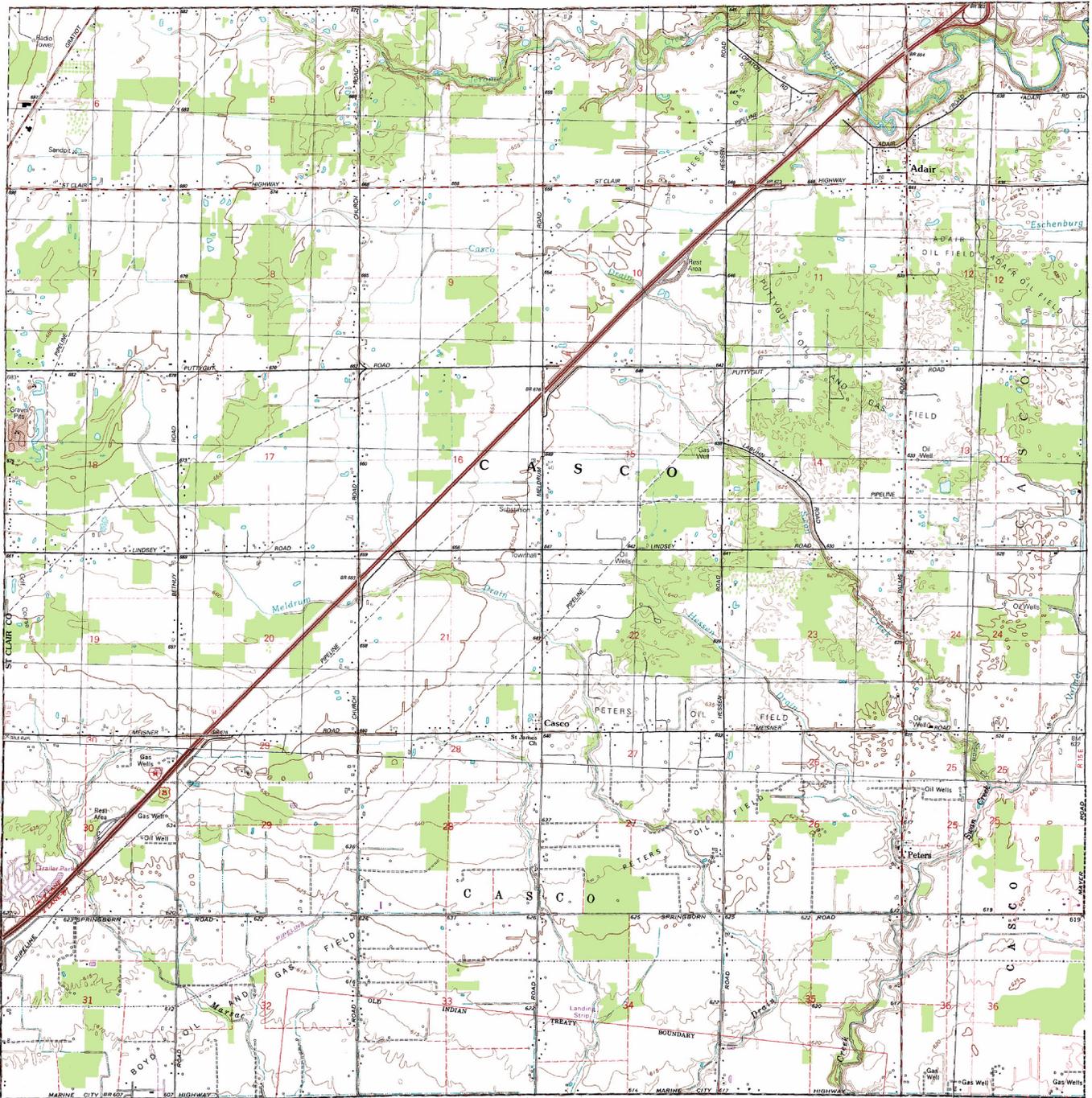
The most obvious conclusion that can be reached from an evaluation of the Township's natural resources is that future growth and development can occur only at a pace that is consistent with the natural carrying capacity of the land. Several other specific observations, conclusions, and implications of this carrying capacity concept can be made regarding the soils, natural features, and mineral and water resources of Casco Township.

As noted above, aside from the land adjacent to the Township's main waterways, Casco's land is relatively level and quite conducive to growing crops. However, agricultural use continues to diminish within the Township. As development inches ever closer to the remaining agricultural areas, protection of prime farmland becomes even more important. In the case of Casco Township, development will most likely occur as large tracts of land are divided into smaller residential acreage. More residents will eventually demand more services, which will also require more land. This type of development is not necessarily undesirable; however, Township residents and officials need to be aware of the repercussions of such development prior to granting approval of it. Good soil is a valuable, irreplaceable resource that can easily be lost in the absence of long-range planning.

Another important soil feature in Casco Township is the lack of land that is suitable for septic use. Since the majority of Casco Township is considered to have severe limitations, a natural constraint is placed on development as long as there is no public sewer system.

Casco Township does not have many woodlands and wetlands occurring naturally within its landscape. Increased development could further deplete the Township's woodland resources.

As a relatively close neighbor to Port Huron and Detroit, Casco Township is subject to increased residential development pressure. To protect the Township's natural resources and to ensure environmentally sound development, an understanding of the Township's soils and natural features is imperative.



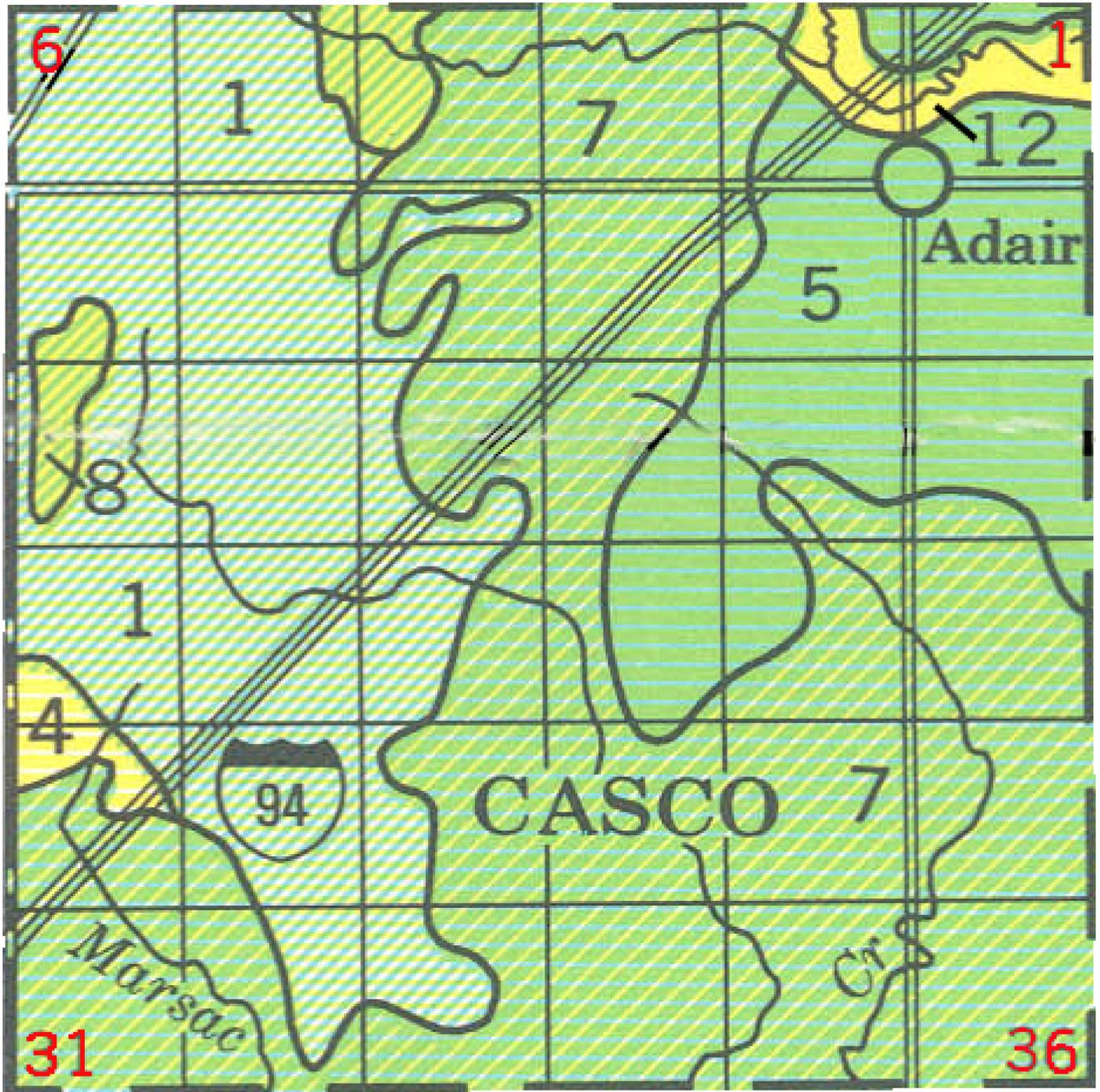
TOPOGRAPHY CASCO TOWNSHIP

MAP A3-1

SOURCE: USGS



**BIRCHLER ARROYO
ASSOCIATES, INC.**



1 BLOUNT-PARKHILL ASSOCIATION:
 Nearly level to gently sloping; somewhat poorly drained and poorly drained soils that have a dominantly loamy subsoil; on till plains

4 HOYTVILLE-ALLENDALE-NAPPANEE ASSOCIATION:
 Nearly level to gently sloping; very poorly drained and somewhat poorly drained with a clayey to sandy subsoil; on till plains and moraines

5 ALLENDALE-LATTY ASSOCIATION:
 Nearly level to gently sloping; somewhat poorly drained and very poorly drained soils with a sandy to clayey subsoil; on the lake plain

7 LATTY ASSOCIATION:
 Nearly level; very poorly drained with a clayey subsoil; on the lake plain

8 WAINOLA-DEFORED ASSOCIATION:
 Nearly level; somewhat poorly drained and very poorly drained with a sandy subsoil; on glacial lake beaches, outwash plains, and deltas

12 ALLUVIAL LAND-ROUGH BROKEN LAND ASSOCIATION:
 Nearly level to gently sloping; well drained to poorly drained soils; on flood plains and the adjacent steep to very steep soils on bluffs

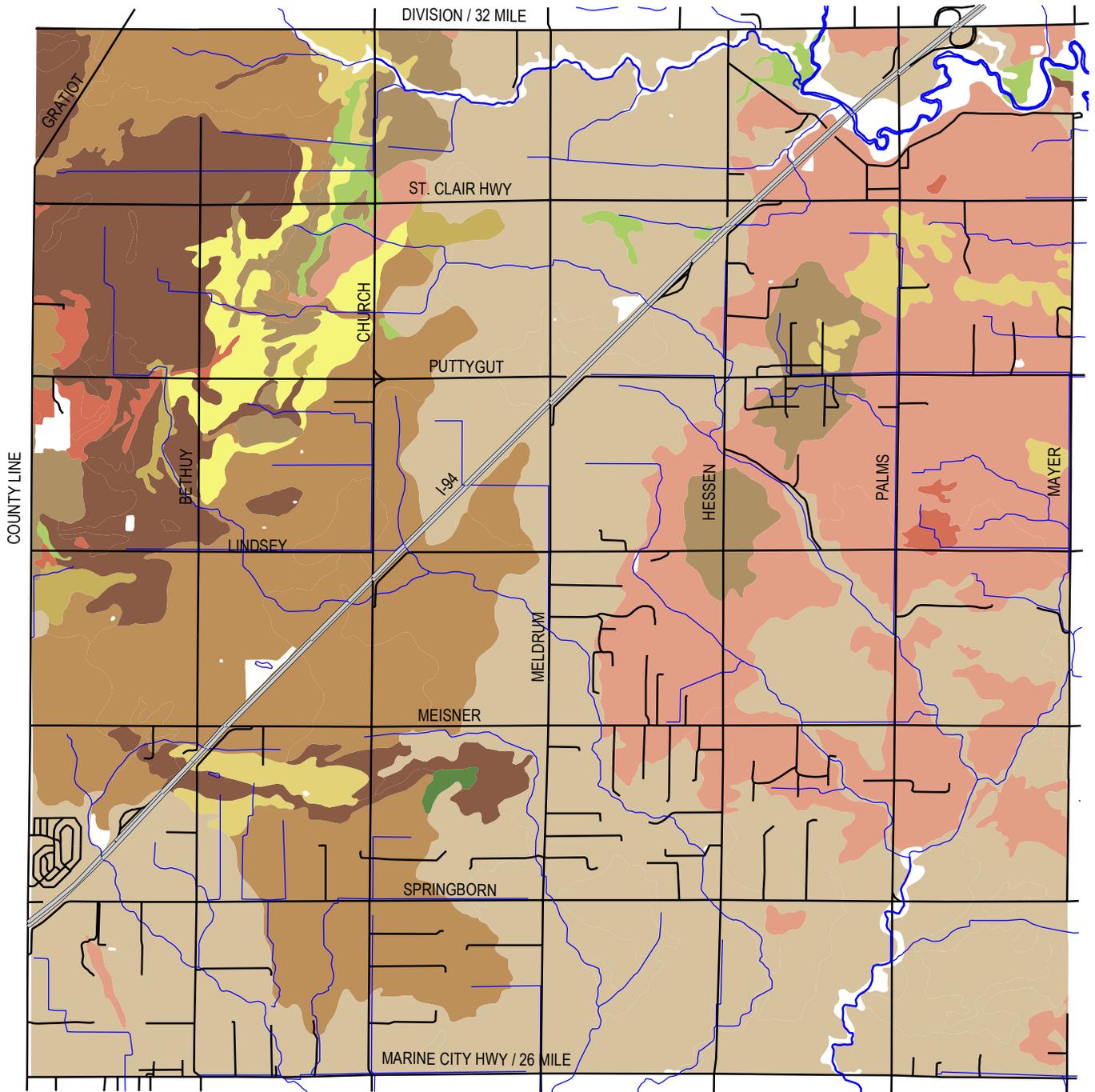
GENERAL SOILS CASCO TOWNSHIP

MAP A3-2



**BIRCHLER ARROYO
 ASSOCIATES, INC.**

SOURCE: USDA



- | | |
|---|---|
|  FINE SAND |  FINE SANDY LOAM |
|  SAND |  SANDY LOAM |
|  LOAMY SAND |  LOAM |
|  LOAMY FINE SAND |  SILT LOAM |
|  LOAMY SAND & SAND |  SILTY CLAY LOAM |
| |  MUCKY FINE SAND |

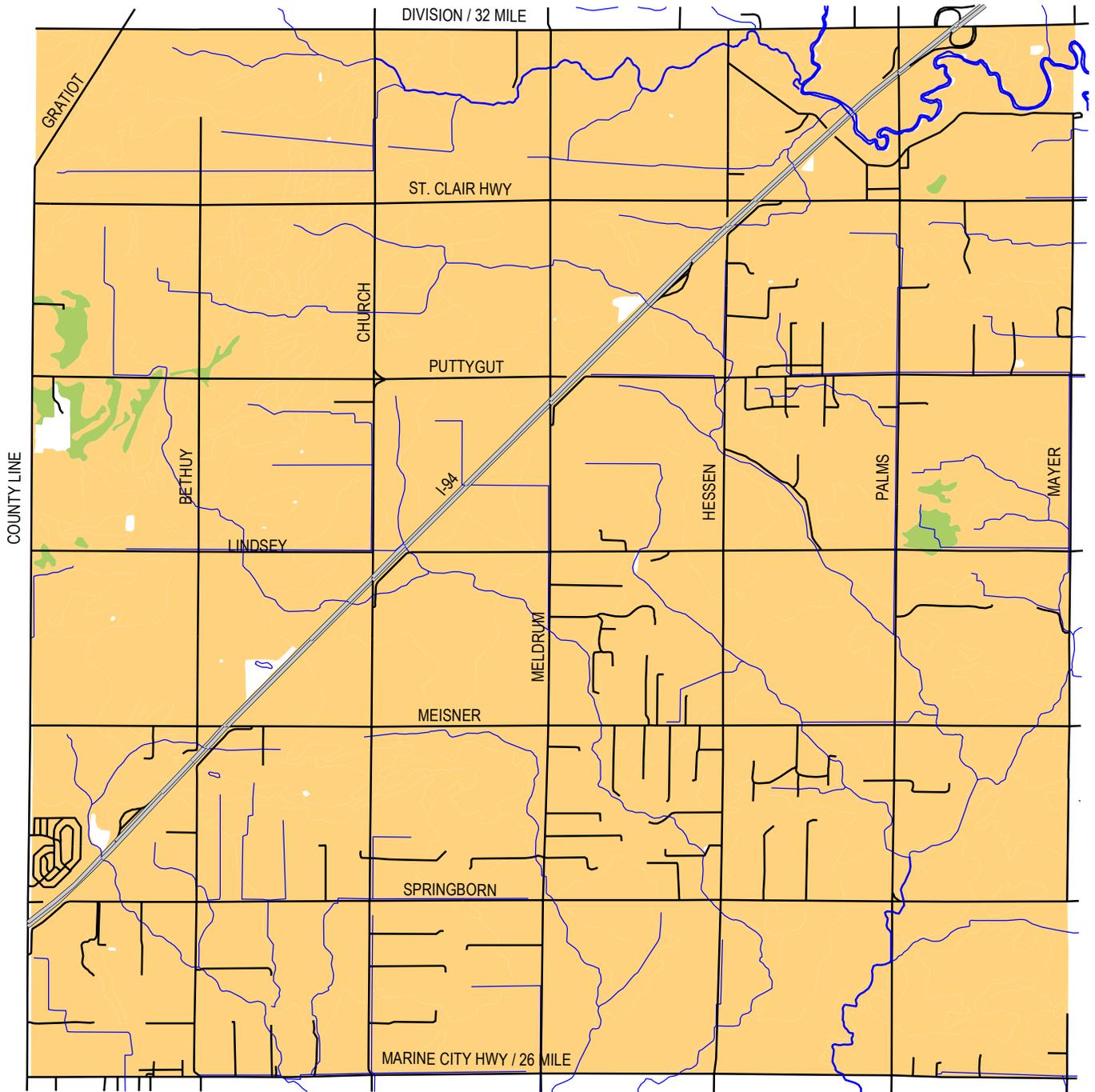
DETAILED SOILS CASCO TOWNSHIP

SOURCE: ST. CLAIR COUNTY

MAP A3-3



**BIRCHLER ARROYO
ASSOCIATES, INC.**



SOIL LIMITATIONS FOR SEPTIC SYSTEMS

CASCO TOWNSHIP

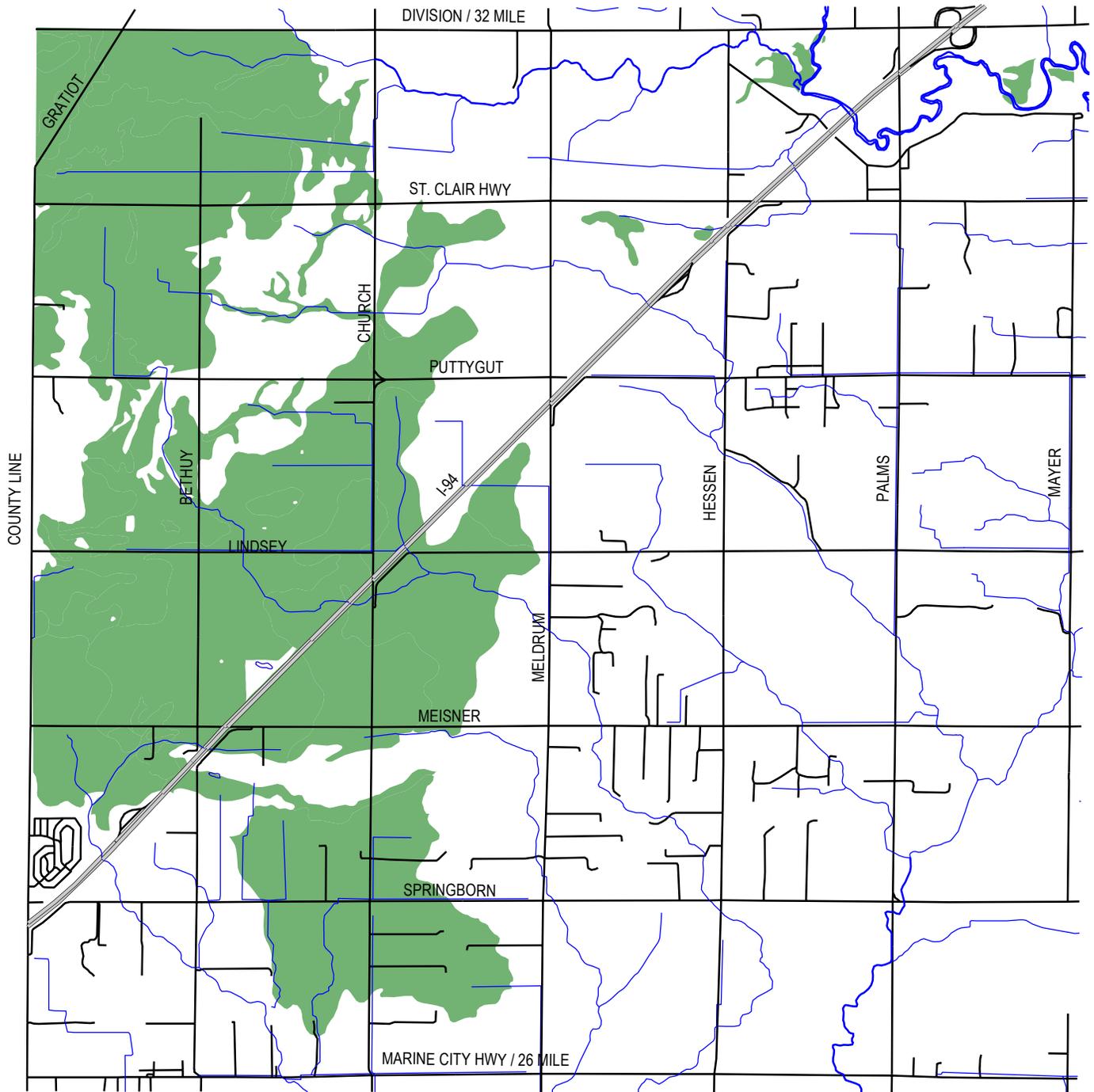
- SEVERE LIMITATIONS
- SLIGHT LIMITATIONS

SOURCE: ST. CLAIR COUNTY

MAP A3-4



**BIRCHLER ARROYO
ASSOCIATES, INC.**



PRIME FARMLAND
CASCO TOWNSHIP

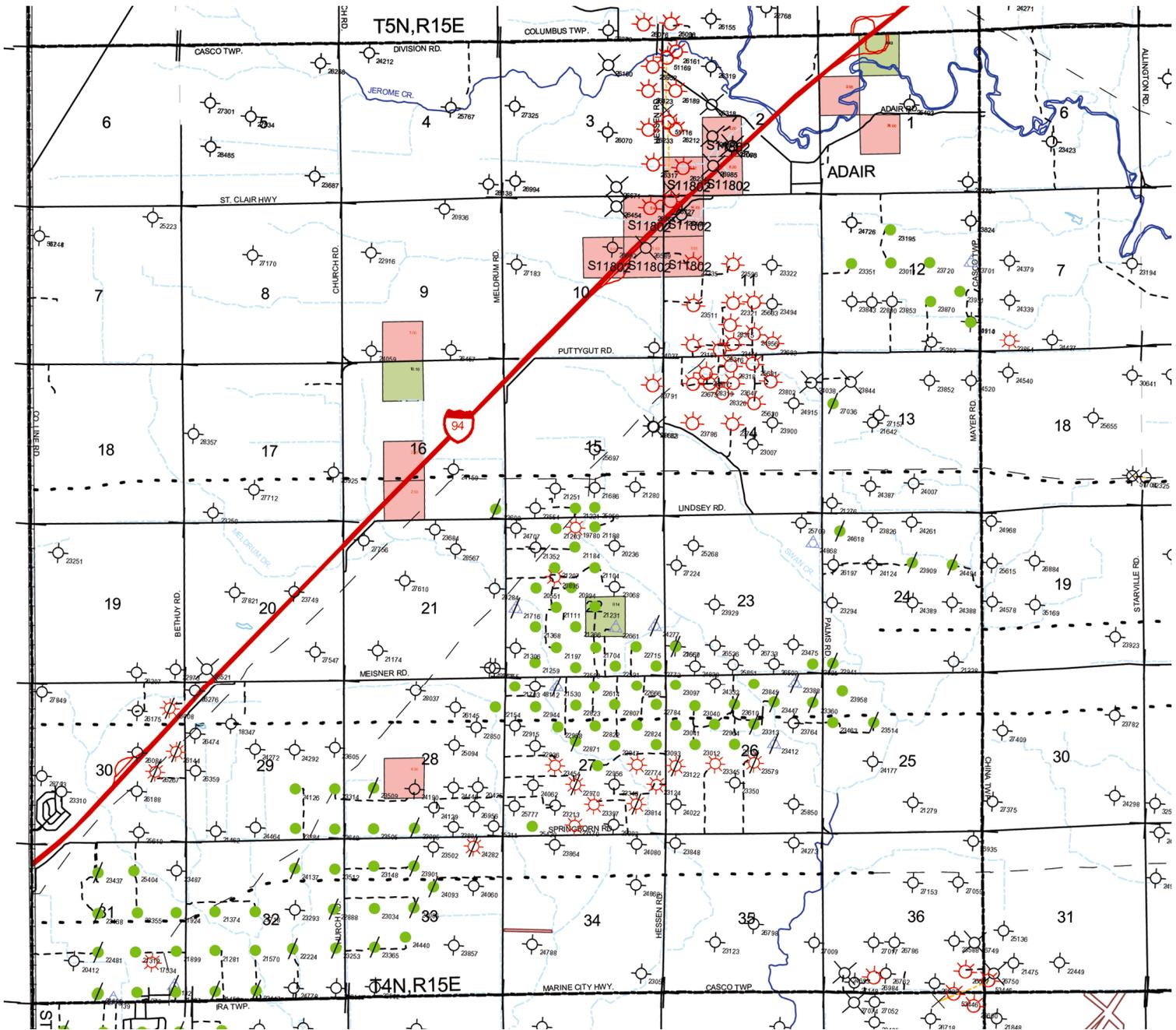
 PRIME FARMLAND (WHEN DRAINED)

SOURCE: ST. CLAIR COUNTY

MAP A3-5



BIRCHLER ARROYO
ASSOCIATES, INC.



OIL & GAS WELL LOCATIONS CASCO TOWNSHIP

SEE NEXT PAGE FOR LEGEND
AND SOURCE INFORMATION

MAP A3-6



**BIRCHLER ARROYO
ASSOCIATES, INC.**

MINERAL LEASE INFORMATION AND DNR OWNERSHIP

Saint Clair County



LEGEND

MAP INFORMATION

Oil and gas well information obtained from drilling records on file at the Michigan Department of Environmental Quality (MDEQ), Geological and Land Management Division. Additional information on oil and gas wells can be obtained by contacting GLMD, MDEQ.

Lease classification recommendations are current and may differ from lease type (i.e., the lease was issued prior to the most current review).

Classification designations on individual parcels are reviewed each time lands are offered for lease. Parcels may be offered for lease under different classifications at future sales.

Mineral Lease and DNR Land Ownership information is derived weekly from the MDNR's Land Ownership Database. Parcel information is compiled to the quarter-quarter section level. Multiple parcels with varying types of ownership within a quarter-quarter section result in the Mixed Ownership Category. Non-ownership rights are classified as Other Rights.

COMPLETENESS and QUALITY

In general, the data does not reflect platted parcels, Private Claims, and parcels within the City of Detroit and/or Saint Clair County Flats.

The amount of acreage owned within a quarter-quarter section is identified by acreage labels in the upper-right corner of each quarter-quarter section.

The quality and completeness of this data is unknown. It is suggested that this data be combined with a second source, such as plat maps, to further identify ownership.

The information displayed on this map is intended for general planning purposes only. Specific ownership or lease information should be verified by contacting the MDNR.



MICHIGAN DEPARTMENT OF NATURAL RESOURCES
Forest, Mineral and Fire Management

DATE: 08/27/2003

LEASE CLASSIFICATION RECOMMENDATION

- Development
- Development with Restrictions
- Non-Development
- Non-Leasable
- Mixed Classification

LEASE NUMBER

- 12345 Development Lease
- R12345 Development with Restrictions Lease
- N12345 Non-Development Lease
- S12345 Gas Storage Lease
- M12345 Metallic Mineral Lease
- Z12345 Nonmetallic Mineral Lease

OIL AND GAS WELLS

- Oil
- Natural Gas
- Gas Condensate
- Gas Injection
- Gas Storage
- Liquefied Petroleum Gas Storage
- Gas Production and Brine Disposal
- Brine Disposal
- Dry Hole
- Water Injection
- Other Injection
- Observation
- Other
- Permitted Well Location

PLUGGED WELLS

- Plugged Well Symbol

SURFACE LOCATIONS

- Surface of Directional Well

DIRECTIONAL LINES

- Directional
- Horizontal (90 deg.)

WELL PERMIT NUMBER

- 45123 Permit Number

DNR OWNERSHIP

- Surface
- Mineral and Surface
- Minerals
- Mixed Ownership
- Other Rights

R Reserved Minerals

- 40.00 Acres of Surface Ownership
- 40.00 Acres of Mineral and Surface Ownership
- 40.00 Acres of Mineral Ownership

ROW DNR has a Right of Way and/or an acquired easement(s) from private landowner within the quarter-quarter section

TRANSPORTATION

- Two-Track and Seasonal Roads
- Highways
- Residential Roads
- Railroads
- Paved Airports
- Unpaved Airports
- County Roads

UTILITY

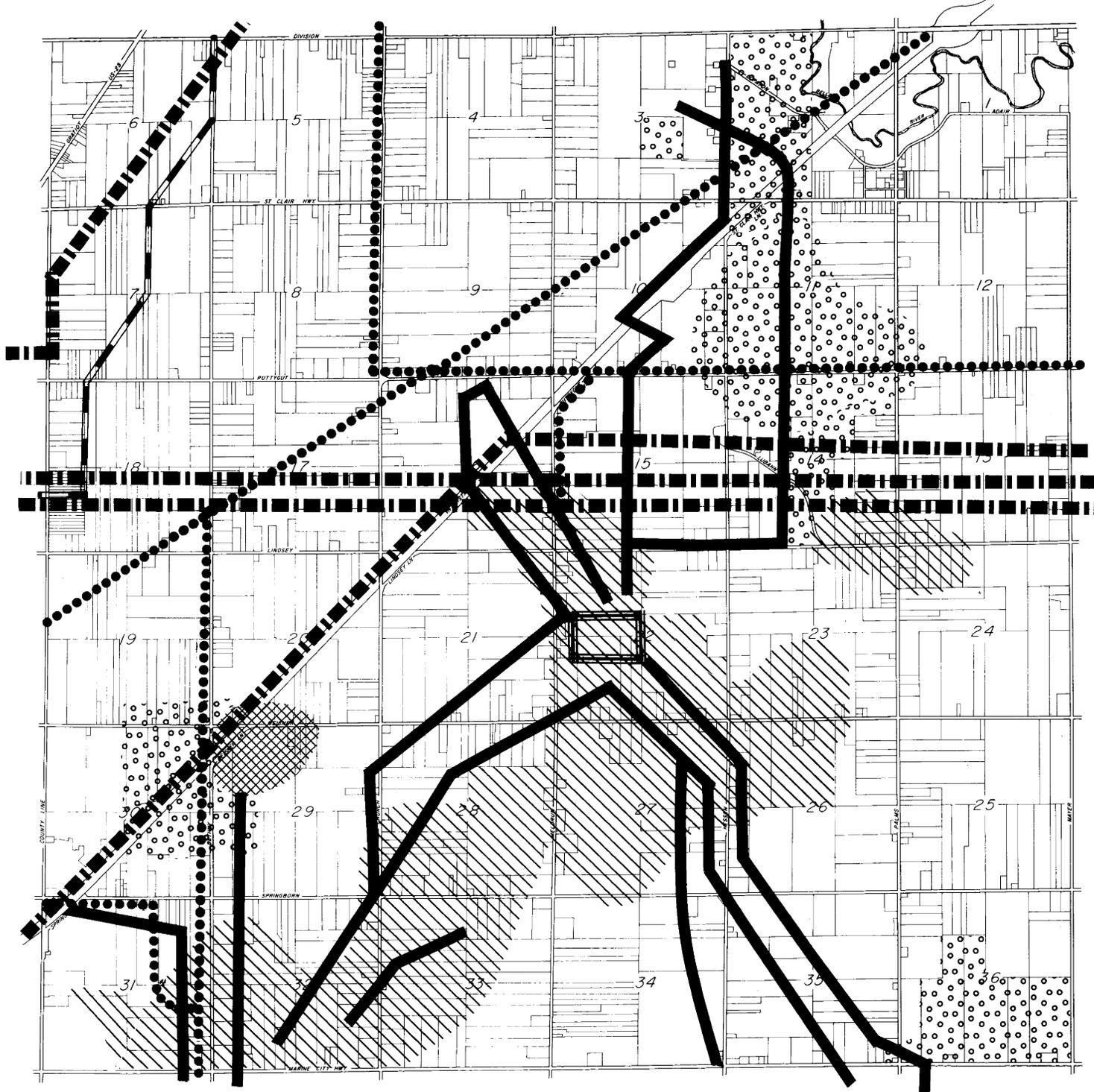
- Pipelines and Transmission Lines
- Electric Transmission Lines

POLITICAL

- Township Boundaries
- Great Lakes Shoreline
- County Boundary
- Section Lines

HYDROLOGY

- Lakes and Ponds
- Rivers and Streams
- Drains and Intermittent Streams



-  MICHIGAN CONSOLIDATED GAS COMPANY TRANSMISSION
-  SOUTHEAST MICHIGAN GAS COMPANY TRANSMISSION
-  CONSUMER ENERGY COMPANY TRANSMISSION
-  ANR PIPELINE COMPANY TRANSMISSION
-  STORAGE FIELDS
-  PRODUCING FIELDS
-  OIL FIELDS - CASINGHEAD GAS PRODUCTION
-  COMPRESSOR STATION

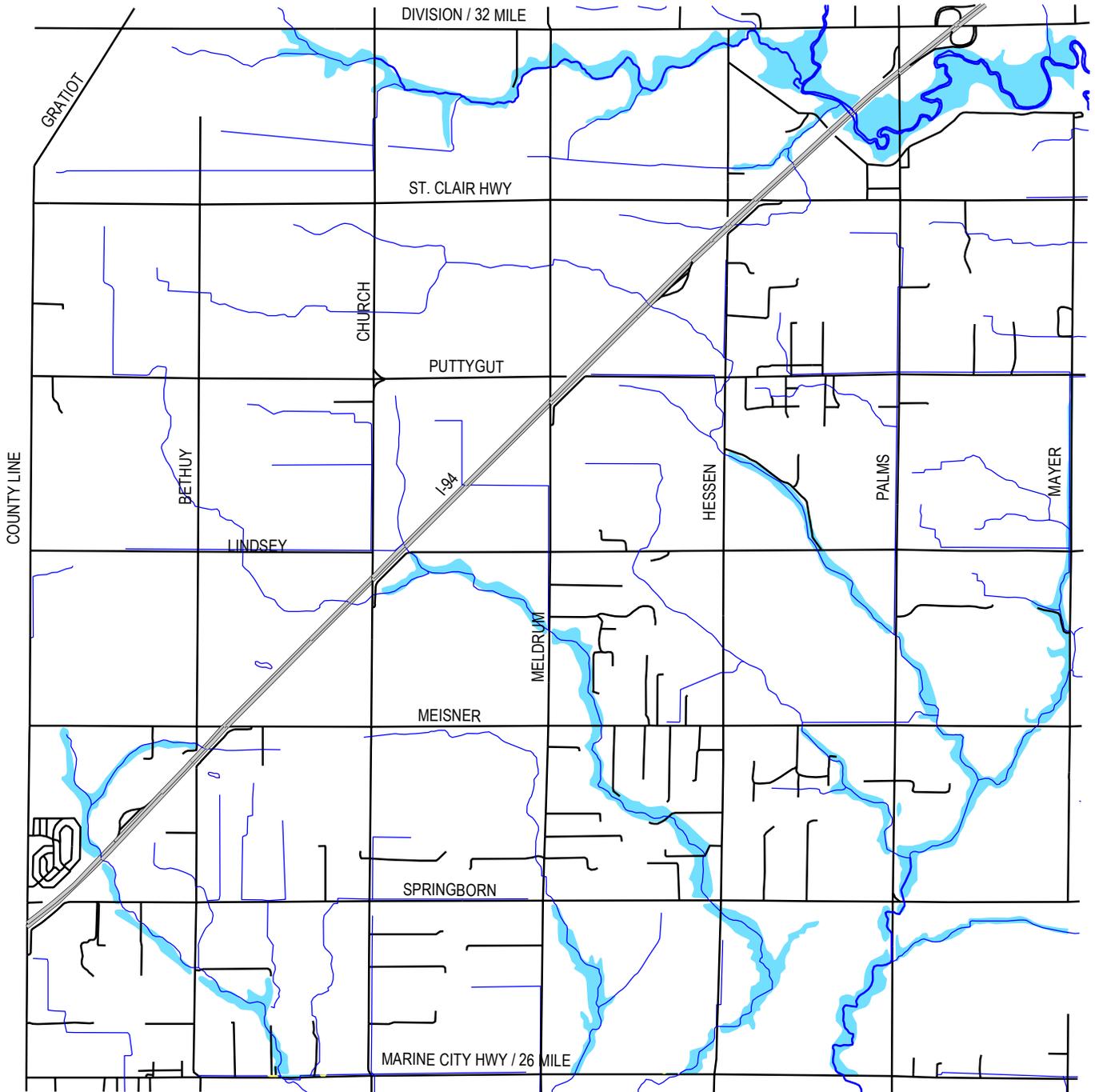
SOURCE: ST. CLAIR COUNTY
AND GAS COMPANIES FROM ABOVE

OIL & GAS FIELDS & FACILITIES CASCO TOWNSHIP

MAP A3-7



**BIRCHLER ARROYO
ASSOCIATES, INC.**



 100-YEAR FLOODPLAIN

FLOODPLAINS CASCO TOWNSHIP

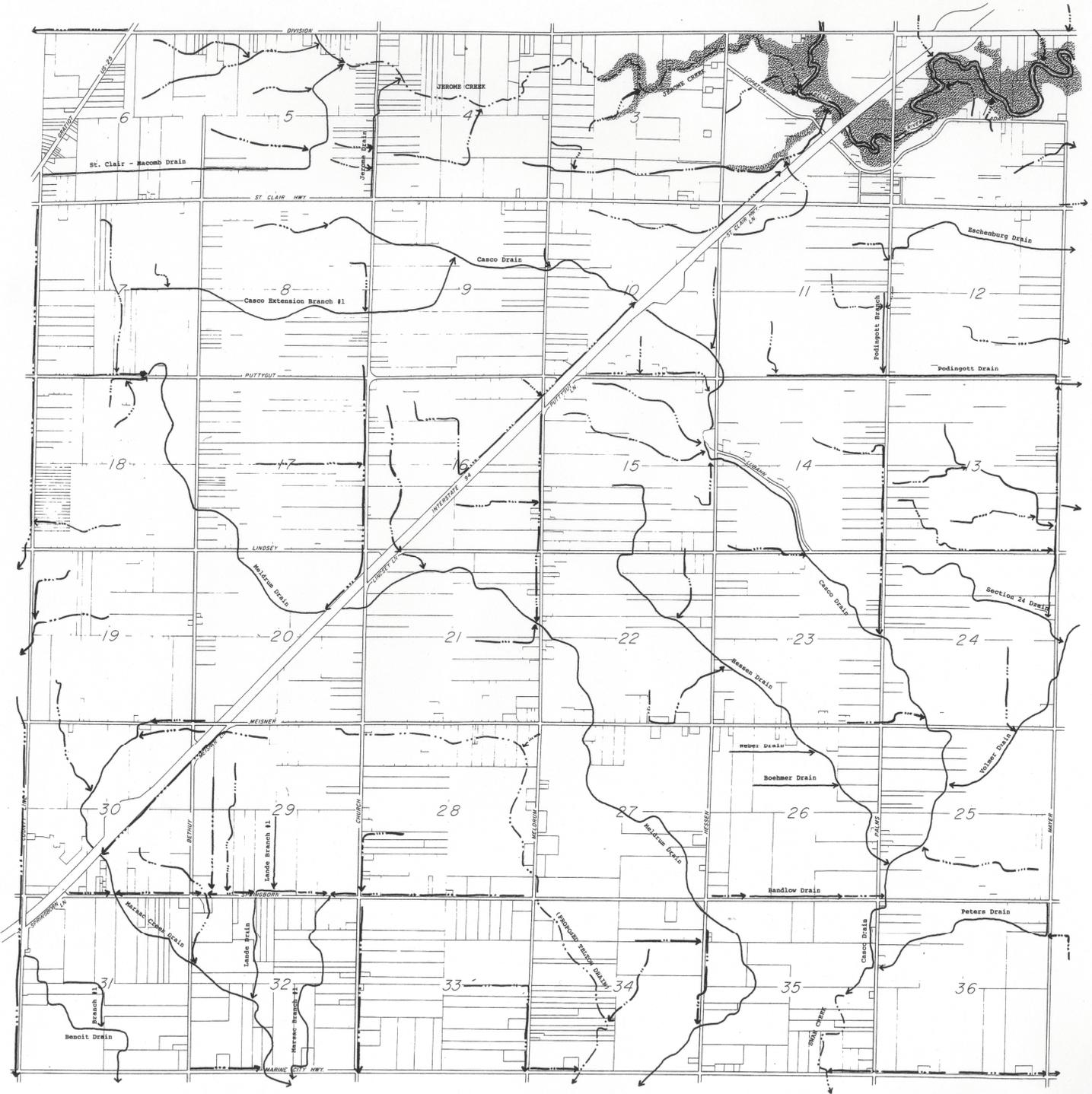
SOURCE: ST. CLAIR COUNTY

MAP A3-8



BIRCHLER ARROYO
ASSOCIATES, INC.





-  RIVER
-  NATURAL WATERCOURSE
-  COUNTY DRAIN
-  FLOOD HAZARD
-  DIRECTION OF FLOW

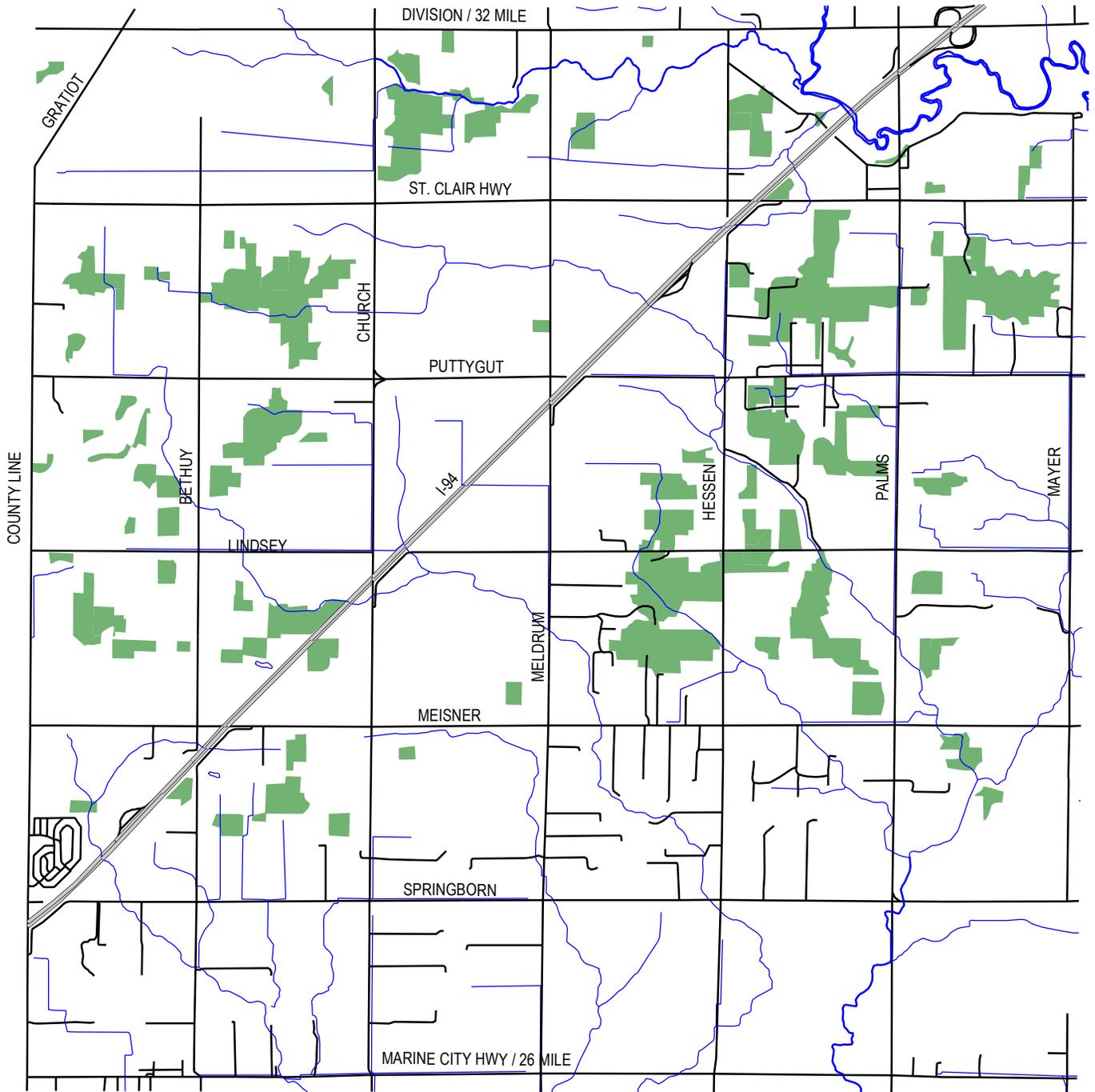
DRAINAGE

CASCO TOWNSHIP

MAP A3-9



BIRCHLER ARROYO
ASSOCIATES, INC.



 WOODLANDS

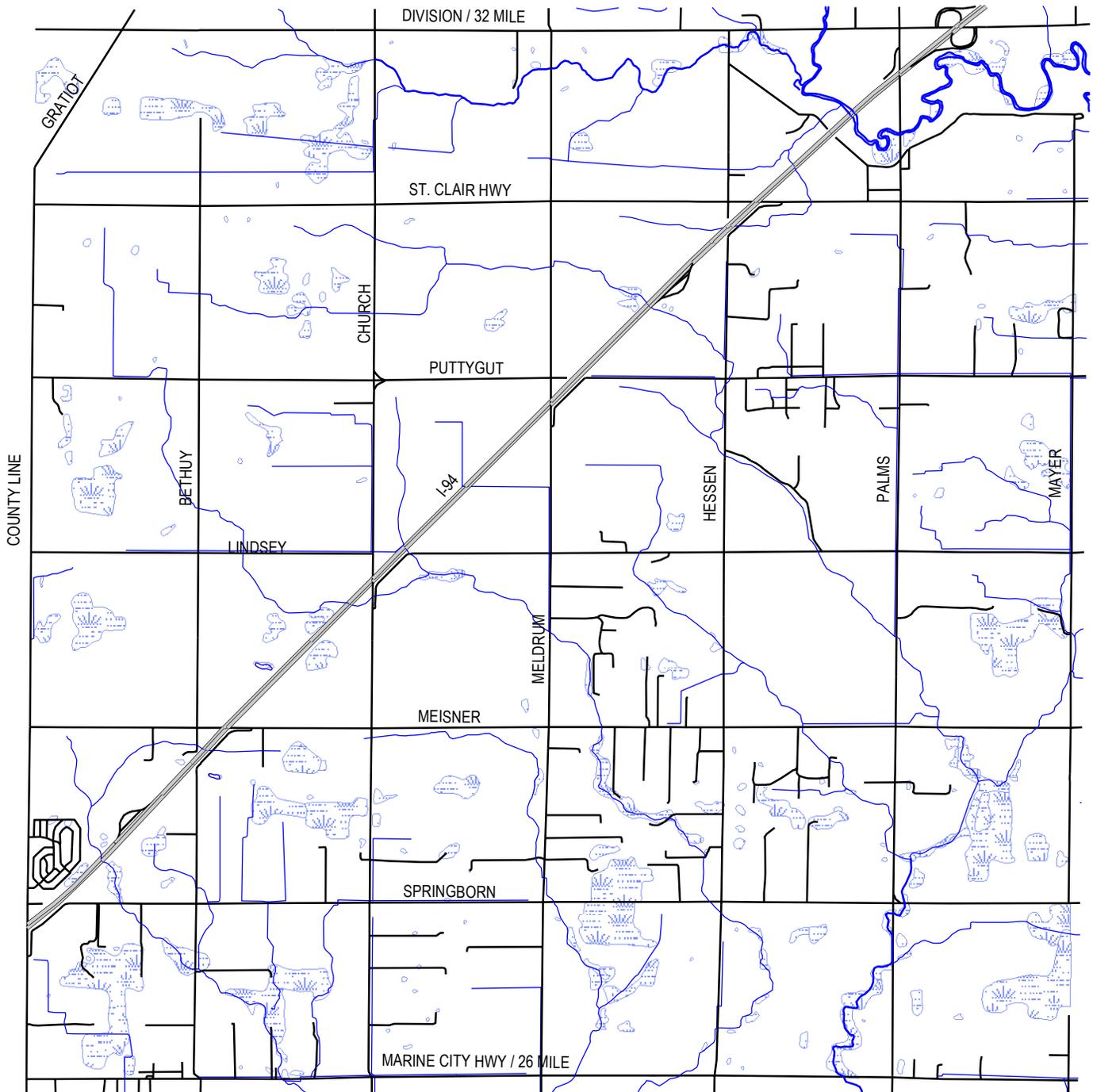
SOURCE: ST. CLAIR COUNTY

WOODLANDS CASCO TOWNSHIP

MAP A3-10



BIRCHLER ARROYO
ASSOCIATES, INC.



WETLANDS

CASCO TOWNSHIP



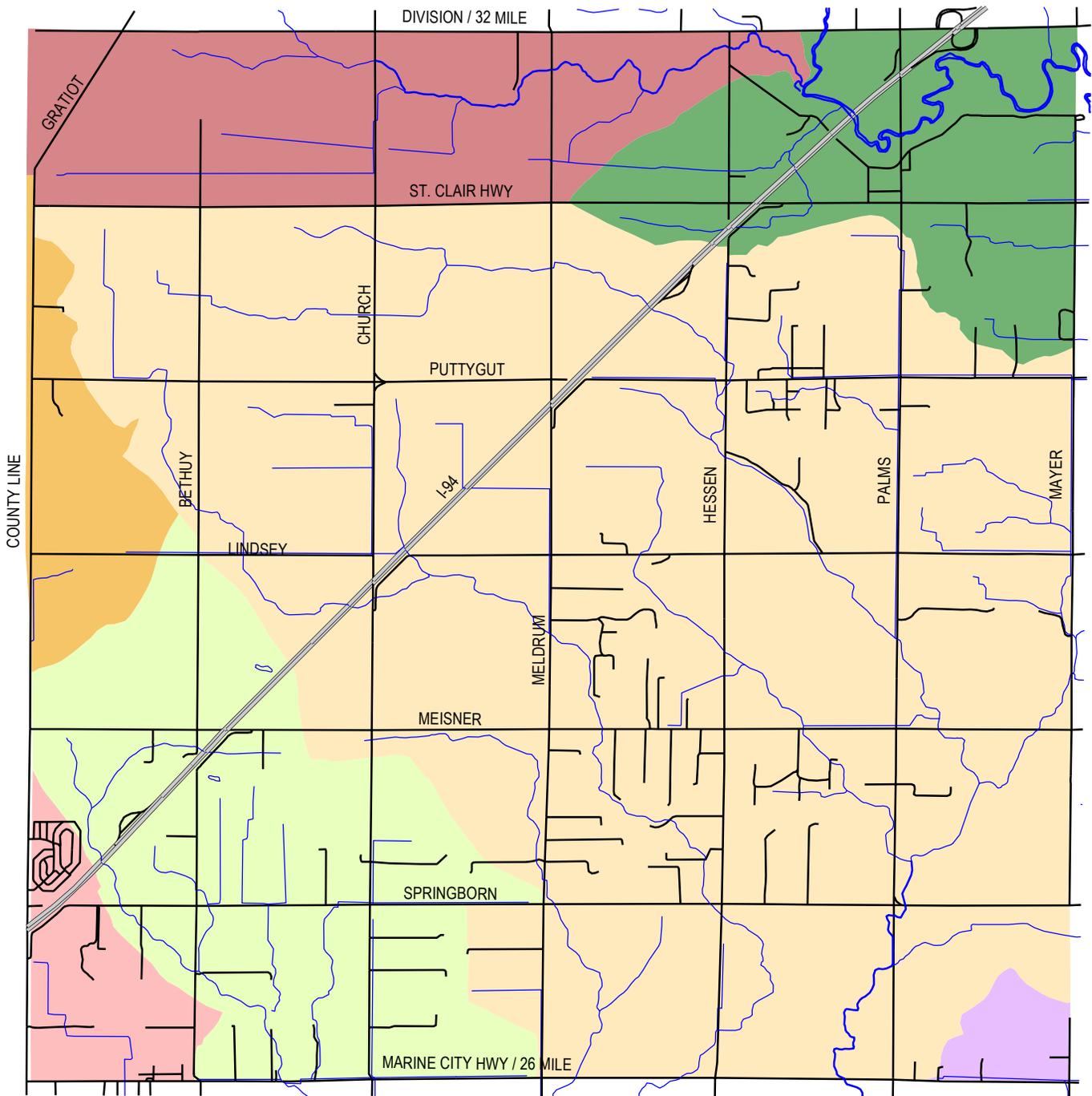
WETLANDS

SOURCE: ST. CLAIR COUNTY

MAP A3-11



BIRCHLER ARROYO
ASSOCIATES, INC.



SUBWATERSHEDS OF THE BELLE RIVER WATERSHED

- JEROME CREEK
- BELLE RIVER

SUBWATERSHEDS OF THE ANCHOR BAY WATERSHED

- CRAPAUD CREEK
- SALT RIVER
- BEAUBIEN CREEK
- SWAN CREEK
- LAKE DRAINAGE

SUBWATERSHEDS

CASCO TOWNSHIP

SOURCE: ST. CLAIR COUNTY

MAP A3-12



BIRCHLER ARROYO
ASSOCIATES, INC.



THOROUGHFARE PLAN

The following Thoroughfare Plan was originally adopted by the Casco Township Planning Commission on October 20, 1998, and is hereby attached to and made a part of the Casco Township Master Plan.

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THOROUGHFARE PLAN



An examination of the road network within a community is an important part of a Master Plan because land uses and roads are interdependent. A well designed and maintained road network is needed to provide access to land uses, yet the pattern of land uses, and number and type of access points onto roads, impact the function of the road system. The function of the road system and its ability to move traffic in an efficient and convenient manner has a significant impact on the viability of land uses and the overall quality of life in a community.

The Thoroughfare Plan for Casco Township is designed to achieve the following objectives:

- ◆ Channel the various types of traffic most directly to their destination.
- ◆ Provide a complete road network by devising a functional classification road system.
- ◆ Obtain right-of-way dedications consistent with local, county and state proposals.
- ◆ Promote adequate ingress and egress for all land uses.
- ◆ Promote a system of roads that is easy to service.
- ◆ Plan new road paving only in areas where development is anticipated.

Existing Road System

Most of Casco Township's road network is a grid that follows the section lines of the Township, spaced one mile apart. The two major roads that do not follow this pattern are Gratiot Avenue and Interstate I-94, which run in a northeast direction through the Township.

The road network provides a good system of continuous routes throughout the community. Most thoroughfares, with the exception of Bethuy and Mayer, provide a continuous route throughout the Township. Where I-94 intersects the road network and an overpass across the highway is not provided, "bypass" roads have been constructed to provide an interrupted, yet continuous route through the Township. This occurs in five locations: the intersections of I-94 and Springborn, Bethuy, Lindsey, Puttygut and Hessen Roads.

Most of the existing road system in Casco Township is characterized by two-lane roads with a gravel surface. Those few roads which are presently paved include:

North-South Roads	East-West Roads	North-East Roads
County Line	Division/Fred Moore Hwy.	Gratiot
Palms	St. Clair Hwy.	I-94
	Marine Hwy.	

Existing road conditions vary from one road to another and depend upon the season of the year. Many of the gravel roads are in typically poor condition

roads are in typically poor condition during the spring each year due to frost heave, poor drainage, and seasonally high levels of groundwater. There are also several bridges which have only one lane or have had their weight limits reduced to accommodate only automobiles.

Concept and Standards

Functional Classification

All roads serve two basic functions: 1) to move traffic and 2) to provide access to adjacent land uses. Individual roads within a road network serve these two functions, but to varying degrees. The graphic on the top of the following page illustrates the concept of varying road functions. This graphic illustrates what is commonly referred to as a street classification system. The functions of the various streets is described as follows:

Freeways: Provide travel routes throughout the State and connections to other highways.

Major Thoroughfares (or Arterials):

These are the "highest order" of streets which usually carry heavy volumes of traffic from one community to another or between major activity centers within a community. These include freeways and county primary roads.

Collectors: As the name implies, these streets collect traffic from local streets and move traffic to major thoroughfares.

Locals: The primary function of local streets is to provide direct access to the land uses along them. Their secondary function is to move relatively low volumes of traffic.

In order to function properly, the design of freeways, thoroughfares, collectors and local streets must vary accordingly. The graphic on the bottom of the following page illustrates the typical cross sections of the number of lanes and right-of-way needed to function properly. The following describes the road classification system as designated on the Thoroughfare Plan Map.

Regional Highways (Arterials)

Regional highways typically need 150 feet of right-of-way. This width could eventually accommodate a divided four-lane boulevard if traffic volumes and future development warrant such an improvement. This category includes the following roads:

I-94	County Line
Meisner	Gratiot
Marine City Highway	
Division/Fred Moore Highway	

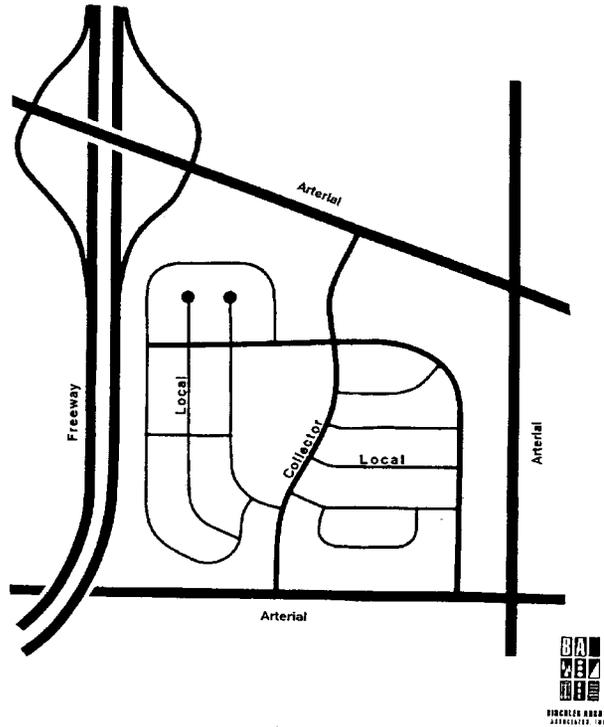
I-94 has approximately 350 feet of right-of-way, while the remaining thoroughfares listed above are planned for 150 feet.

Major Thoroughfares

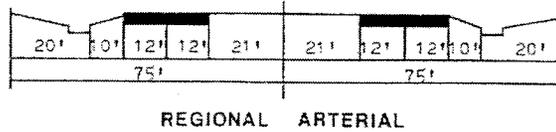
The major thoroughfares will utilize a planned right-of-way of 120 feet. This category includes the following roads:

County Line	Church
Palms	St. Clair Highway

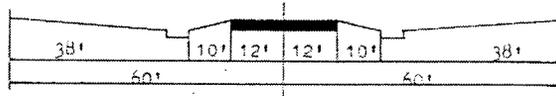
STREET CLASSIFICATION SYSTEM CONCEPT



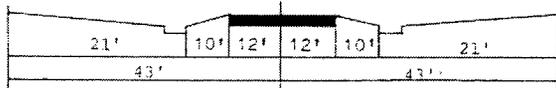
CROSS SECTION STANDARDS



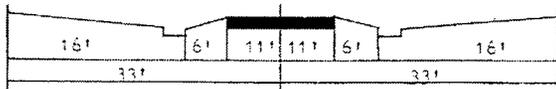
REGIONAL ARTERIAL



**MAJOR OR SECONDARY THOROUGHFARE
(Initial Stage)**



COLLECTOR STREET



LOCAL STREET

The major thoroughfares should receive priority treatment when paving of gravel roads is considered.

Secondary Thoroughfares

The secondary thoroughfares are functionally different but utilize the same 120 foot right-of-way and initial stage improvements as the major Thoroughfares. Roads in this category include:

Puttygut	Lindsey
Springborn	Hessen
Meldrum	
Mayer (south of St. Clair Highway)	
Bethuy (extended to Division)	

Collector Roads

The collector roads are planned at 86 feet of right-of-way to allow for somewhat wider traveled surfaces than the local streets. Collector Roads include:

Adair/Mayer (north of St. Clair Highway)	
Labuhn	Lopaton

Local Roads

All remaining public and private streets are shown as local roads with 66 feet of future right-of-way.

Access Management

As discussed above, most streets provide two functions: 1) to move traffic, and 2) to provide access to land uses that abut them. However, these functions can often conflict because each access point interrupts traffic movement as vehicles turn off and onto the roadway. In order to

balance these two road functions, access management techniques should be used.

The access management techniques described below primarily apply to more intensive, non-residential land uses. However, the standards for shared access driveways are appropriate for individual residential home sites. Access management is usually implemented through the site plan review process. These techniques are suggested as guidelines in the site plan review process. Each case will require an individual analysis to determine the appropriate action given the characteristics of the site and use.

◆ Restricting the Number and Spacing of Access Points

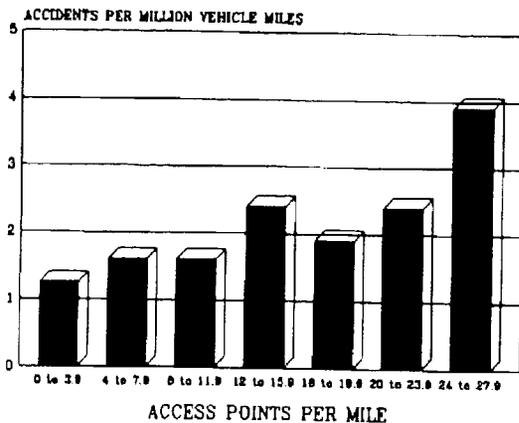
Limiting the number of driveways permitted for each land use can help preserve the traffic movement function of a roadway. Proposed and existing land uses should provide the minimum number of driveways needed to provide access to a development site. If additional driveways are proposed, additional street frontage for the subject site, and appropriate spacing between existing driveways should be provided.

Even if only one access point is proposed, the most appropriate location should be selected to preserve the function of the roadway and more importantly, to assure public safety.

Driveways located too close together are safety hazards and they can negatively impact road capacity. The figure below

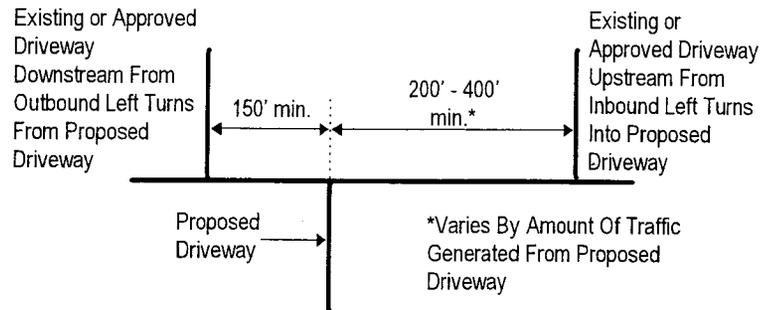
shows how accident rates increase as the number of access points increases.

ACCIDENT RATES FOR ROAD SECTIONS WITH DIFFERENT ACCESS POINT FREQUENCIES



Recommended spacing for non-residential driveways on the opposite side of an undivided roadway are illustrated in the graphic below.

Driveways on Opposite Side of Street



Recommended spacing standards for non-residential driveways on the same side of the roadway are provided in the table below.

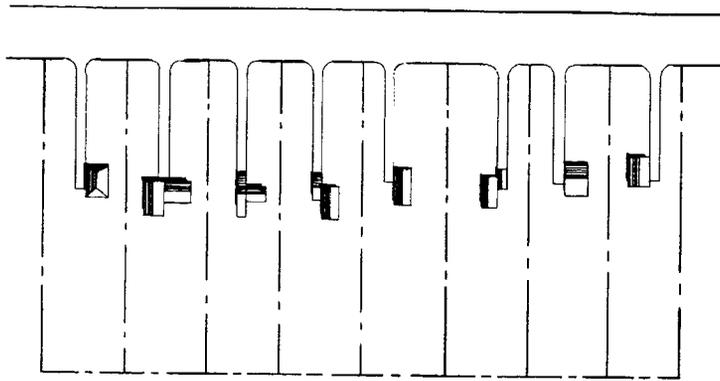
Driveways on Same Side of Street	
Road Speed (mph)	Driveway Spacing (feet)
20	85
25	105
30	125
35	150
40	185
45	230
50	275

Source: FHWA Report IP-82-3, June 1982; FHWA Report RD-76-86, August 1975.

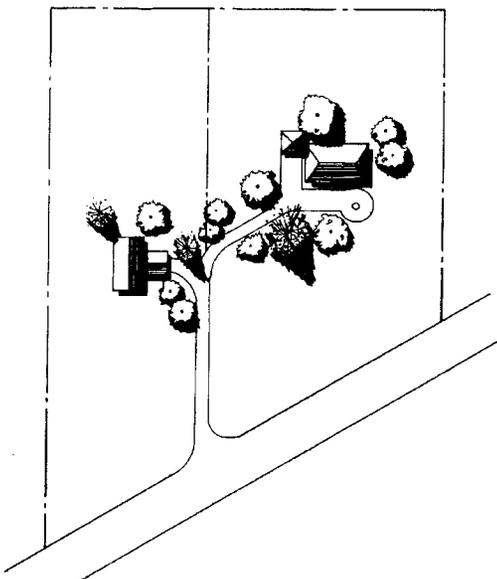
◆ Encouraging Shared Access

Providing shared access to a site reduces the number of access points, preserves the capacity of the road, and can even help to maintain the character of the community. Shared access can be achieved through a variety of techniques including: shared driveways, frontage roads, service roads and internal connections between sites.

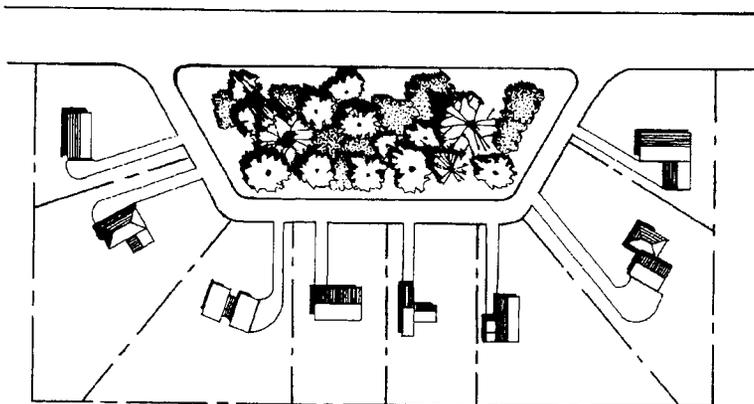
The graphic on the following page illustrates how individual driveways serving residential acreage parcels can reduce the capacity of the roadway and the rural character of the community. As new houses are developed on acreage parcels, shared driveways or frontage roads should be encouraged. These alternatives are shown in the graphics at the bottom of the following page.



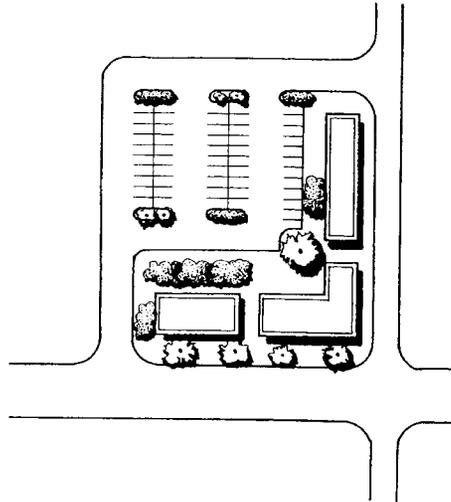
Common access problem created by individual driveways serving large acreage parcels off a major roadway.



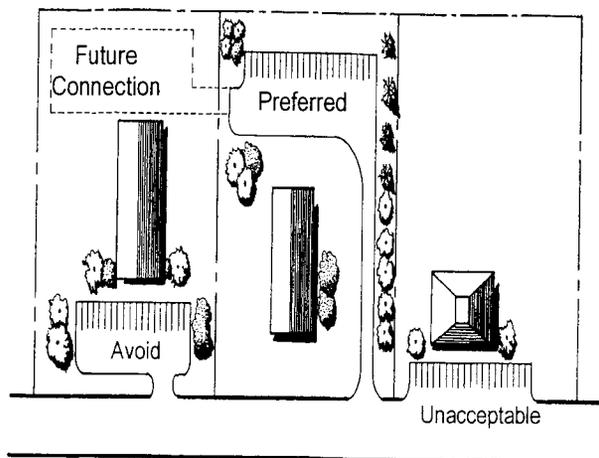
Shared access driveways and frontage roads preserve capacity of the roadway, views from the road, and provide a buffer area for the houses from traffic noise.



As discussed above, access management is generally more critical for non-residential land uses because of their intensive nature and tendency to demand a higher number of access points. The following graphics illustrate ways in which non-residential uses can utilize access management techniques.



Shared access for a number of non-residential uses preserves the road capacity, which is especially important near intersections. Shared parking at the rear of the buildings also helps preserve the aesthetic appearance and character of the community.



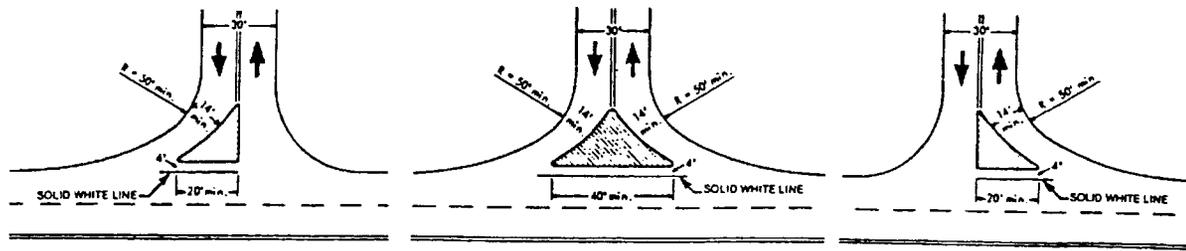
If shared access drives are not feasible, internal service roads and/or internal parking lot connections between uses should be provided to preserve roadway capacity.

◆ Access/Driveway Design

Another access management technique is assuring proper driveway and intersection design. To begin with, driveways should be designed with adequate width, turning radius, and depth to allow automobiles and large trucks to enter and exit a site safely and efficiently. A clear vision area at the corners of all driveways and intersection is also needed for safe driver visibility.

In addition, uses that generate high volumes of traffic may warrant the construction of deceleration and acceleration lanes adjacent to driveways and intersections. Left turn passing lanes or center left turn lanes may also be necessary. Such improvements are often identified by the completion of traffic impact studies. In general, traffic impact studies are recommended whenever a proposed land use will generate more than 1,000 vehicle trips per day and/or more than 100 vehicle trips within the morning (e.g., 7 a.m. - 9 a.m.) or evening (4 p.m. - 6 p.m.) peak hour.

Finally, restricting turning movements at a driveway or intersection is often warranted due to traffic volumes or poor spacing of proposed access points to existing driveways and/or intersections. For example, when an existing driveway is too close to an intersection, it is possible to improve the access and safety by restricting turning movements to right turns in and out of a proposed or existing development site. The following graphic illustrates ways in which driveways can be "channelized" to restrict turning movements.



PREVENTS LEFT-TURN EGRESS

PREVENTS LEFT-TURN EGRESS
AND INGRESS

PREVENTS LEFT-TURN INGRESS

CONCLUSION

Because Casco Township does not have direct control over the roads in the Township, it is important that the St. Clair County Road Commission and the Michigan Department of Transportation be kept aware of the plans of Casco Township so that the land use and thoroughfare elements are closely interrelated so that any change in one may have a marked affect upon the other. Information regarding plans of the State, County and Township should be exchanged on a regular basis.

The St. Clair County Road Commission has identified the following roadway improvements in their long-range County Thoroughfare Plan:

- County Line Road, from Gratiot Avenue to I-94:
 - Turn lanes and signals
- Marine City Highway from Church to Mayer:
 - Intersection turn lanes
- Division Road, from Richmond to I-94:
 - Intersection turn lanes

- Palms Road, from Marine City Highway to Division:
 - Resurfacing

Other than the above listed improvements, no other major changes are proposed for the Casco Township road network. It should be noted that as surplus property owned by gas and oil companies throughout Casco Township is sold, many of the existing service roads may be converted to serve new development. When this occurs, such service roads will have to be upgraded to public road standards and dedicated to the County Road Commission.

As new development and redevelopment is proposed, they should be examined with regard to their impact on the thoroughfare system. When a site plan for any type of use is submitted, adequate rights-of-way should be provided and access management techniques should be utilized. As subdivision plats and site condominiums are proposed, adequate rights-of-ways should be required from the developer. In addition, individual home sites should be encouraged to develop shared access drives or frontage roads.

A5

ATTACHMENTS

Public Hearing Notice & Minutes
Resolutions of Adoption
Notices and Transmittals

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■ ■ ■ ■ ■
**NOTICE OF
PUBLIC HEARING
CASCO TOWNSHIP
PLANNING COMMISSION**
* * *

Notice is hereby given that the Casco Township Planning Commission will hold a public hearing on Tuesday, November 23, 2004 at 7:00 p.m. or shortly after, at the Casco Township Hall, 4512 Meldrum Road, Casco, MI 48064 (corner of Meldrum and Lindsey Road). The purpose of the hearing is to receive public comments on a proposal by the Planning Commission to adopt an updated Master Plan for Casco Township.

The updated Casco Township Master Plan includes text, charts, tables, graphs, illustrations and maps that describe the Planning Commission's proposal for the long-range future development of the community. The updated Master Plan has been prepared under the authority vested in the Planning Commission by the Township Planning Act, Michigan Public Act 168 of 1959, as amended. As a part of the Master Plan process a Future Visioning meeting with Township residents was held to obtain comments regarding the future growth of the Township.

A Master Plan is a long-range policy plan for land use that helps guide the township officials when making development decisions. The Master Plan is not a zoning map and does not change the zoning of individual properties.

A complete draft of the proposed Master Plan may be inspected prior to the hearing at the office of the Township Clerk, 4512 Meldrum Road, Casco, MI 48064 during regular Township business hours. Written comments may be sent to the Planning Commission at the above address prior to the hearing. Oral comments will be taken during the public hearing.

This notice is published pursuant to the requirements of Michigan Public Act 168 of 1959, as amended.

Patricia M. Allagreen,
Casco Township Clerk

Publish: November 3 and 17, 2004

■ ■ ■ ■ ■
**NOTICE OF SPECIAL MEETING
CASCO TOWNSHIP
PLANNING COMMISSION**
* * *

Notice is hereby given that the Casco Township Planning Commission would like to extend an invitation to participate in the process of developing a Future Vision for Casco Township. For the last several months, the Planning Commission has been working on a reevaluation of the Master Plan that will outline the future land use, development and redevelopment policies for the Township for the next 15-20 years. Background reports about the Township's existing land use and development patterns, population and housing characteristics, and natural features have been completed. The next step is formulating the community's goals, objectives and policies. The Future Vision exercise has been designed to encourage public participation in identifying the goals for the Township's future growth, development and redevelopment. The resulting Vision Statement will serve as a continuing guide for the Planning Commission as they complete the updated Master Plan. A Community Vision meeting will be held on:

Tuesday, October 14, 2003,
6:30 - 9:00 p.m.

at the Casco Township Hall
4512 Meldrum Road,
Casco, MI 48064

Any interested resident who would like to participate in the Vision meeting should RSVP to the Township Office, (586) 727-7524, NOT LATER THAN 3:00 P.M. ON MONDAY, OCTOBER 13, 2003.

This notice is published pursuant to the requirements of the Open Meetings Act.

Patricia M. Allagreen
Casco Township Clerk

Publish: October 8, 2003

MINUTES
CASCO TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
NOVEMBER 23, 2004

Present: Members Kathy McKenzie, Joe Stevens, Eric Reeve, Bill Ruemenapp, Wayne Baumgarten, Mike Czenkus, and Denise Page; also present, Township Supervisor Karen Holk, Planners Rebecca Bessey and Jocelyn Wenk, Jeff Bissell, Laura Bissell, Howard Pascoe, Mike Caporuscio, Dan Goulston, Bob Cole, Kim LaDuke, Colleen Stover, and John Thelen

Absent: None

1. CALL TO ORDER

The meeting was called to order at 7:10 p.m., by Chairman Ruemenapp

2. PLEDGE TO THE FLAG

The pledge to the flag was recited.

3. APPROVAL OF AGENDA

It was stated that the minutes from the November 16, 2004, meeting would be presented at the December Regular meeting for approval.

It was moved by member Page and seconded by member McKenzie that the Agenda be approved as presented.

Ayes: Members McKenzie, Stevens, Reeve, Ruemenapp, Baumgarten, Czenkus, and Page
Nays: None
The motion carried.

4. COMMUNICATIONS

It was reported that the County has reviewed the composting ordinance and are recommending approval by the township. This will be on the December agenda for the Township Board meeting.

It was stated that member Reeve was interested in taking the county planner course. If anyone else is interested, they should contact member Reeve.

5. DISCUSSION FROM THE FLOOR

Planner Bessey gave a presentation on what a Master Plan is, how it is developed, and how often the Planning Commission needs to review it. She pointed out maps and outlines on posters and explained what the information on them meant. She stated that the Master Plan provides a basis for township zoning provisions and courts often look at the Master Plan in zoning disputes.

Planner Bessey stated that the Planning Commission has been working on the Master Plan since June, 2003. They started with an analysis of existing conditions in the township and looked at background data such as natural features, maps, topography, soil, prime farming land and slight and severe limitation areas. They looked at flood plains, wood lands, wet lands, water sheds, and oil and gas wells. She also stated they used the GIS and looked at different percentages of land use. Casco's breakdown was: 15% residential, 32%

agricultural, 42% vacant, and 11% other such as commercial, office, industrial, public uses, and etc.

Planner Bessey stated the Commission worked on goals and objectives and the main goal was to maintain and enhance the rural nature of the township.

6. PUBLIC HEARING

A. Casco Township Master Plan Presentation

The Public Hearing was opened at 7:42 p.m.

Bob Cole asked about rezoning the split lots in the industrial area.

It was stated that this would affect only the lots where the zoning is industrial on half the lot and agricultural on the other half.

Bob Cole asked if any of the lots were owned by Indian Summer.

It was stated that none of the lots are owned by Indian Summer. It was also stated that if Indian Summer wanted to expand their business, they would have to get a special land use to do so.

Bob Cole stated that the DEQ had talked to Indian Summer because there were discharges on the ground which they didn't have a permit for.

It was stated that the area under discussion fronts 26 Mile Road. It was also pointed out that the owners would have to request a change in zoning, as the Master Plan does not change any zoning.

Bob Cole asked how many acres could end up being rezoned.

It was stated that there are about 60 acres over 5 or 6 parcels. It was stated that the small areas of the lots could probably not be used as agricultural as the front of the lots are industrial.

Bob Cole asked if the lots are owned by several people.

It was stated that different people owned some of the lots, but the Commission was not sure how many different people owned them.

Mike Caporuscio stated that there is a problem with the creek and with the industrial use around it. He thought the Commission should address water and sewer sites now. He stated that if a few major industries build there would be a problem with storm water runoff.

It was stated that Ira Township does not want to expand their water services at this time, we have not asked them to do so, and there is nothing the Casco's ordinances that allow heavy industrial building.

Mike Caporuscio said if you have a lot of buildings in a row, you can get a lot of water runoff.

It was stated that the ordinances state that the drainage of these buildings cannot exceed the agricultural rate of runoff.

Mike Caporuscio asked what would happen in the future. On County Line the subdivisions put in retention ponds and this will be a problem with water backup and will affect Casco Township.

November 23, 2004
Page 3

It was stated that the Master Plan is a long-range plan for the future.

Mike Caporuscio asked if these issues will be discussed as they could be very expensive for the township in the future. He stated there should be a water shed and a water and sewer separation system to catch waste before it gets in our water system. We have to stop pollution. What will you do if someone comes in and dumps things.

It was stated that water and sewer had to be separate, and Casco doesn't have either.

Mike Caporuscio stated there is no problem now, but what would happen in 5 or 10 years. He asked if there were any ideas of what could be done now.

It was stated that if each site is done individually and if each controls their runoff, they will not be outputting any more runoff than agricultural.

Mike Caporuscio stated that he had worked with people in this area where their roads have been flooded. He stated that this is a serious issue.

It was stated that the state is moving to regulate runoff from residential areas.

Mike Caporuscio asked if this issue is covered in the Master Plan.

It was stated that drainage plans are controlled by the county and developers have to adhere to these. It was also stated that if someone is caught dumping something illegal, the DEQ goes after them.

Mike Caporuscio stated that there are lagoons on 26 Mile Road. If they run over onto I-94, there will be a mess. Will we have something in our plan now in case that happens?

It was stated that septic fields are larger and more costly.

Mike Caporuscio stated that a retention system costs from \$30,000 to \$40,000, so it would be better to have a septic field. He asked if it wouldn't be better to have these people putting their money into a sewer system.

It was pointed out that everyone affected would have to agree to a sewer system as they would all have to pay for the system. Many of these people would have septic systems that work fine, and they would not be interested in investing in a sewer system.

Mike Caporuscio stated that there are salt mines and gas and oil wells in the area. If you have a major problem with any of these, you would not be able to use the water in that area. He asked if there was a possibility that something could be done now that will save money in the future.

It was stated that Richmond has already said no to using their system and Macomb County has said that no other counties can tie into their system.

Mike Caporuscio stated that there could be a real problem is an oil well blows. He asked what would happen and would they be held accountable.

It was stated that there was a problem in the 1960's. It was noted that the state is allowing Pine Tree Acres to build their hill to 1,000 feet and they are not worried about wells.

Mike Caporuscio stated that if something happens, it will come towards Casco Township.

It was stated that a waterline can serve only so many people, and extending waterlines over long distances does not always work.

Dan Goulston stated that if water and sewer was encouraged, it would also encourage more residential growth, and Casco Township would like to stay rural as long as possible.

Mike Caporuscio stated that he didn't think adding water and sewer would affect residential growth.

It was stated that the way to stay rural is to keep water and sewer services out.

Dan Goulston stated that Casco does not get enough tax funding to keep the roads up let alone take on any more expenses.

Mike Caporuscio stated that with controlled growth there would be more tax money.

Dan Goulston stated that there is a lot of growth in the areas around Casco.

Mike Caporuscio stated that the state will come in and take over, and Casco will lose control if you don't plan ahead.

Dan Goulston stated that Casco is doing something by having a Master Plan.

It was stated that the Master Plan shows where water and sewer will be coming in the future. The Master Plan is looking ahead 10 to 20 years, and we feel water and sewer will be in the Adair area first.

Mike Caporuscio stated that you have to plan for citizens or they will try to annex to another area where this is more development.

It was stated that the citizens want the township to remain rural. It was also stated that the Master Plan can always be altered. The current plan reflects what is happening now.

Mike Caporuscio stated that Americana Estates and the school have water, but his property does not. He also stated that everyone he asks tells him that his property falls under different zoning. He stated that his property is not in the current Master Plan as being able to get water.

Planner Bessey stated that Mr. Caporuscio's property is located within the planned water service area but was accidentally left off the map. It can be looked at and added to the map.

Jeff Bissell stated that he would like to see Casco Township kept rural.

Dan Goulston stated that there had been talk about changing the lot size in the low residential area back to 5 acres.

It was stated that because of the number of 2-acre lots, the Township went back to the original plan. It was stated that most zoning changes come when property owners request changes.

Colleen Stover stated that reviewing the Master Plan is a long and tedious process and thanked the Planning Commission members for all of their work. She stated that the township needs to protect the vision of the

November 23, 2004
Page 5

people who are already here. She stated that she felt the Master Plan is true to the vision of the citizens and serves the people of the township well.

John Thelen stated that he is interested in some property the township owns.

It was stated that he should attend the Township Board meeting and talk to the Board about the property. The Board could then decide if they want to sell the property and if they want to do it by bidding. It was also stated that Mr. Theren's request could be put on the December agenda.

It was moved by member Baumgarten and seconded by member that the Public Hearing be closed at 8:27 p.m.

Ayes: Members McKenzie, Stevens, Reeve, Ruemenapp, Baumgarten, Czenkus, and Page
Nays: None
The motion carried.

The St. Clair County review of the Master Plan was presented. It stated that the St. Clair County Metropolitan Planning Commission feels the proposed Master Plan is consistent with the goals and objectives of the County Master Plan and fulfills the requirement of Public Act 168. It also included the following comments:

- a. The Township Plan should reference specifics of the County's Agricultural Preservation Board and Brownfield Redevelopment Authority.

It was stated that Planner Bessey is working on this and will make a presentation at the December meeting.

- b. The Township should suggest coordination with other communities for improvements and controls such as access management and right-of-way procurement along Marine City Highway.
- c. The Drain Commission's office is examining ways to offer storm and sanitary water treatment to hamlets such as Adair.
- d. There seems to be a lack of coordination between the Lenox Township sewer plan and Casco Township's sewer plan.

It was stated that they did not take into account that Macomb County will not let Casco Township use their sewers.

Planner Bessey stated that Lenox Township has just updated their Master Plan and are targeting an area from the railroad tracks to Gratiot as high growth areas.

Members were asked to bring their old Master Plan to the December meeting for updating with information that Planner Bessey will bring.

7. PLANNER'S REPORT

There was no Planner's Report.

8. ADJOURNMENT

It was moved by member Baumgarten and seconded by member Czenkus that the meeting adjourn at 8:38 p.m.

Ayes: Members McKenzie, Stevens, Reeve, Ruemenapp, Baumgarten, Czenkus, and Page
Nays: None
The motion carried.

Planning Commission Secretary

Pat Tuccary

Recording Secretary

RESOLUTION OF ADOPTION
Casco Township Master Plan
By Casco Township Planning Commission

WHEREAS, the Casco Township Planning Commission has the responsibility and is empowered by the Township Planning Act No. 168 of 1959, as amended, to make and adopt a Master Plan for the physical development of the Township and to amend the Plan as needed from time-to-time, and

WHEREAS, the Casco Township Board created the Planning Commission for the purposes stated in the Township Planning Act No. 168 of 1959, as amended, and

WHEREAS, Casco Township has retained a professional planning consultant to assist the Planning Commission with the technical studies necessary to make a comprehensive, new Master Plan of Casco Township, and

WHEREAS, the Casco Township Planning Commission has held a public hearing on its proposed new Master Plan for the Township on November 23, 2004 at the Casco Township Hall, and

WHEREAS, the Planning Commission finds that the new Master Plan is necessary for the continued development and the appropriate redevelopment of the physical areas of Casco Township,

NOW THEREFORE BE IT RESOLVED that the Casco Township Planning Commission hereby adopts this Master Plan for Casco Township, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan, and

BE IT FURTHER ORDERED, that an attested copy of the Master Plan shall be certified to the Casco Township Board, the St. Clair County Metropolitan Planning Commission, and the Southeast Michigan Council of Governments.

Motion by REEVE. Supported by PAGE.

AYES: RUEMENAPP, REEVE, PAGE, BAUMGARTEN, CZENKUS, MCKENZIE

NAYS: 0

ABSENT: STEVENS

RESOLUTION DECLARED ADOPTED THIS 18th DAY OF JANUARY, 2005.


William Ruemenapp, Chairperson
Casco Township Planning Commission

2005-03

RESOLUTION OF ADOPTION

Casco Township Master Plan

By Casco Township Board

WHEREAS, the Casco Township Board may adopt a Master Plan for the physical development of the Township, as empowered by the Township Planning Act No. 168 of 1959, as amended, and

WHEREAS, the Casco Township Board created the Planning Commission for the purposes stated in the Township Planning Act No. 168 of 1959, as amended, and

WHEREAS, Casco Township has retained a professional planning consultant to assist the Planning Commission with the technical studies necessary to make a comprehensive, new Master Plan of Casco Township, and

WHEREAS, the Casco Township Planning Commission has held a public hearing on its proposed new Master Plan for the Township on November 23, 2004 at the Casco Township Hall, and

WHEREAS, the Planning Commission has adopted the new Master Plan for the Township on January 18, 2005 at the Casco Township Hall and transmitted the Plan to the Township Board for their approval,

NOW THEREFORE BE IT RESOLVED that the Casco Township Board hereby adopts this Master Plan for Casco Township, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan.

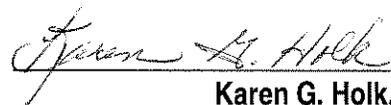
Motion by GOULSTON. Supported by STOVER.

AYES: HOLK, ALLAGREEN, STOVER, STEVENS, GOULSTON

NAYS: 0

ABSENT: 0

RESOLUTION DECLARED ADOPTED THIS 1ST DAY OF FEBRUARY, 2005.



Karen G. Holk, Supervisor
Casco Township

July 7, 2003

Mr. Gordan Ruttan
St. Clair County Metropolitan Planning Commission
200 Grand River, Suite 202
Port Huron, MI 48060



BIRCHLER ARROYO
ASSOCIATES, INC.

RE: Casco Township Master Plan Preparation Notice

To Whom It May Concern:

Pursuant to the requirements of Section 7a(1) of the Township Planning Act as amended, this notification is to inform you of Casco Township's intent to update its Master Plan. A copy of the draft plan will be distributed to you for your review and comment in advance of the Township's public hearing on the plan as specified in this act. The plan's scope is as follows:

1. Existing Conditions Analysis including demographic, existing land use, regional setting, and natural features inventory
2. Public Input component including the development of a Vision Statement
3. Development of Goals, Objectives, and Strategies
4. Land Use Plan
5. Utility Service Area Analysis
6. Implementation Strategies

We welcome you to follow the progress of the plan. If you would like to receive any future notices regarding the Casco Township Master Plan process electronically, please e-mail your request along with your e-mail address to rbessey@birchlarroyo.com or send your request to the Casco Township Planning Commission, 4512 Meldrum Rd, Casco, Michigan, 48064.

Please feel free to contact us if you have any questions. We look forward to your input as we prepare this update to the Township's Master Plan.

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.

Rodney L. Arroyo, AICP
Vice President

Rebecca D. Bessey, AICP
Associate Planner

cc: Karen Holk, Casco Township Supervisor
Bill Ruemenapp, Planning Commission Chair

20245 West Twelve Mile Road
Suite 200
Southfield, MI 48076-6407
248.213.1776 Voice
248.213.1793 Fax

July 7, 2003

SEMCOG
535 Griswold Street, Suite 300
Detroit, MI 48226-3602



BIRCHLER ARROYO
ASSOCIATES, INC.

RE: Casco Township Master Plan Preparation Notice

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Rodney L. Arroyo, AICP
Vice President

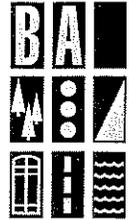
Rebecca D. Bessey, AICP
Associate Planner

cc: Karen Holk, Casco Township Supervisor
Bill Ruemenapp, Planning Commission Chair

20245 West Twelve Mile Road
Suite 200
Southfield, MI 48076-6407
248.213.1776 Voice
248.213.1793 Fax

July 7, 2003

Chesterfield Township Planning Commission
47275 Sugarbush
Chesterfield, MI 48047



BIRCHLER ARROYO
ASSOCIATES, INC.

RE: Casco Township Master Plan Preparation Notice

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Sincerely,
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Rodney L. Arroyo, AICP
Vice President

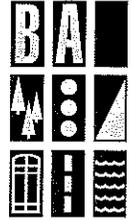
Rebecca D. Bessey, AICP
Associate Planner

cc: Karen Holk, Casco Township Supervisor
Bill Ruemenapp, Planning Commission Chair

20245 West Twelve Mile Road
Suite 200
Southfield, MI 48076-6407
248.213.1776 Voice
248.213.1793 Fax

July 7, 2003

China Township Planning Commission
Attention: John Steffy, Chair
5673 Remer
China Township, MI 48054



BIRCHLER ARROYO
ASSOCIATES, INC.

RE: Casco Township Master Plan Preparation Notice

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Rodney L. Arroyo, AICP
Vice President

Rebecca D. Bessey, AICP
Associate Planner

cc: Karen Holk, Casco Township Supervisor
Bill Ruemenapp, Planning Commission Chair

20245 West Twelve Mile Road
Suite 200
Southfield, MI 48076-6407
248.213.1776 Voice
248.213.1793 Fax

July 7, 2003

Columbus Township Planning Commission
Attention: Mark Vipperman, Chair
8727 Frith
Columbus, MI 48063



BIRCHLER ARROYO
ASSOCIATES, INC.

RE: Casco Township Master Plan Preparation Notice

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Rodney L. Arroyo, AICP
Vice President

Rebecca D. Bessey, AICP
Associate Planner

cc: Karen Holk, Casco Township Supervisor
Bill Ruemenapp, Planning Commission Chair

20245 West Twelve Mile Road
Suite 200
Southfield, MI 48076-6407
248.213.1776 Voice
248.213.1793 Fax

July 7, 2003

Cottrellville Township Planning Commission
7008 Marsh Road
Marine City MI 48039



BIRCHLER ARROYO
ASSOCIATES, INC.

RE: Casco Township Master Plan Preparation Notice

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Vice President

Rebecca D. Bessey, AICP
Associate Planner

cc: Karen Holk, Casco Township Supervisor
Bill Ruemenapp, Planning Commission Chair

20245 West Twelve Mile Road
Suite 200
Southfield, MI 48076-6407
248.213.1776 Voice
248.213.1793 Fax

July 7, 2003

Ira Township Planning Commission
Attention: Mario Tozzi, Chair
8894 Arnold Road
Fairhaven, MI 48023



BIRCHLER ARROYO
ASSOCIATES, INC.

RE: Casco Township Master Plan Preparation Notice

To Whom It May Concern:

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Please feel free to contact us if you have any questions. We look forward to your input as we prepare this update to the Township's Master Plan.

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.

Rodney L. Arroyo, AICP
Vice President

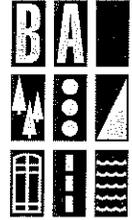
Rebecca D. Bessey, AICP
Associate Planner

cc: Karen Holk, Casco Township Supervisor
Bill Ruemenapp, Planning Commission Chair

20245 West Twelve Mile Road
Suite 200
Southfield, MI 48076-6407
248.213.1776 Voice
248.213.1793 Fax

July 7, 2003

Lenox Township Planning Commission
63975 Gratiot
Richmond, MI 48050



BIRCHLER ARROYO
ASSOCIATES, INC.

RE: Casco Township Master Plan Preparation Notice

To Whom It May Concern:

Pursuant to the requirements of Section 7a(1) of the Township Planning Act as amended, this notification is to inform you of Casco Township's intent to update its Master Plan. A copy of the draft plan will be distributed to you for your review and comment in advance of the Township's public hearing on the plan as specified in this act. The plan's scope is as follows:

1. Existing Conditions Analysis including demographic, existing land use, regional setting, and natural features inventory
2. Public Input component including the development of a Vision Statement
3. Development of Goals, Objectives, and Strategies
4. Land Use Plan
5. Utility Service Area Analysis
6. Implementation Strategies

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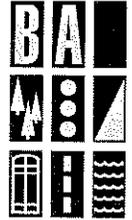
Rebecca D. Bessey, AICP
Associate Planner

cc: Karen Holk, Casco Township Supervisor
Bill Ruemenapp, Planning Commission Chair

20245 West Twelve Mile Road
Suite 200
Southfield, MI 48076-6407
248.213.1776 Voice
248.213.1793 Fax

July 7, 2003

Richmond Township Planning Commission
Attention: Paul Stewart, Chair
27555 Armada Ridge
Richmond, MI 48062



BIRCHLER ARROYO
ASSOCIATES, INC.

RE: Casco Township Master Plan Preparation Notice

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BIRCHLER ARROYO ASSOCIATES, INC.

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Rodney L. Arroyo, AICP
Vice President

A handwritten signature in black ink, appearing to read 'Rebecca D. Bessey'.

Rebecca D. Bessey, AICP
Associate Planner

cc: Karen Holk, Casco Township Supervisor
Bill Ruemenapp, Planning Commission Chair

20245 West Twelve Mile Road
Suite 200
Southfield, MI 48076-6407
248.213.1776 Voice
248.213.1793 Fax

July 7, 2003

City of Richmond Planning Commission
Attention: Dr. Patrick McClellan, Chair
68225 Main Street
Richmond, MI 48062



BIRCHLER ARROYO
ASSOCIATES, INC.

RE: Casco Township Master Plan Preparation Notice

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Rodney L. Arroyo, AICP
Vice President

A handwritten signature in black ink that reads "Rebecca D. Bessey".

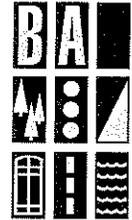
Rebecca D. Bessey, AICP
Associate Planner

cc: Karen Holk, Casco Township Supervisor
Bill Ruemenapp, Planning Commission Chair

20245 West Twelve Mile Road
Suite 200
Southfield, MI 48076-6407
248.213.1776 Voice
248.213.1793 Fax

July 7, 2003

St. Clair Township Planning Commission
Attention: John Niederhauser, Chair
4061 Scott B Drive
St. Clair, MI 48079



BIRCHLER ARROYO
ASSOCIATES, INC.

RE: Casco Township Master Plan Preparation Notice

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Rodney L. Arroyo, AICP
Vice President

A handwritten signature in black ink that reads "Rebecca D. Bessey".

Rebecca D. Bessey, AICP
Associate Planner

cc: Karen Holk, Casco Township Supervisor
Bill Ruemenapp, Planning Commission Chair

20245 West Twelve Mile Road
Suite 200
Southfield, MI 48076-6407
248.213.1776 Voice
248.213.1793 Fax

Casco Township Offices
4512 Meldrum Road, Casco, MI 48064
Phone 586 727-7524 Fax 586 727-3034

Karen Holk
Supervisor

Collaen Stover
Treasurer

Patricia Allagreen
Clerk

Daniel Gouiston
Trustee

Joseph Stevens
Trustee

August 3, 2004

BILL KAUFFMAN, EXECUTIVE DIRECTOR
ST. CLAIR COUNTY METROPOLITAN PLANNING COMMISSION
200 GRAND RIVER, SUITE 202
PORT HURON, MI 48060

Dear Mr. Kauffman,

On behalf of the Casco Township Planning Commission and as required by Section 125.327b of the Township Planning Act, please find enclosed a copy of the draft Casco Township Master Plan. Pursuant to the requirements of this legislation, we are requesting your review and comments on this proposed new master plan prior to its public hearing and adoption.

As required by Section 125.327b, copies of the draft plan have also been distributed to the following:

- Chesterfield Township Planning Commission
- China Township Planning Commission
- Columbus Township Planning Commission
- Cottrellville Township Planning Commission
- Ira Township Planning Commission
- Lenox Township Planning Commission
- Richmond Township Planning Commission
- St. Clair Township Planning Commission
- City of Richmond Planning Commission
- SEMCOG

We have attached copies of the letters mailed to the above for your records. Thank you in advance for your cooperation and timely response in reviewing this draft plan. Comments offered during this review process will be taken into account in adjusting and refining the plan.

In the event that you have any questions about the enclosed plan, please feel free to contact Rebecca Bessey, AICP, Birchler Arroyo Associates, Inc. at (248) 423-1776.

Sincerely,
CASCO TOWNSHIP PLANNING COMMISSION



Joseph Stevens
Secretary

Casco Township Offices
4512 Meldrum Road, Casco, MI 48064
Phone 586 727-7524 Fax 586 727-3034

Karen Molk
Supervisor

Daniel Goulston
Trustee

Colleen Stover
Treasurer

Joseph Stevens
Trustee

Patricia Allagreen
Clerk

August 3, 2004

SEMCOG
535 GRISWOLD STREET, SUITE 300
DETROIT, MI 48226-3602

Dear Planning Commission,

On behalf of the Casco Township Planning Commission and as required by Section 125.327b of the Township Planning Act, please find enclosed a copy of the draft Casco Township Master Plan. Pursuant to the requirements of this legislation, we are requesting your review and comments on this proposed new master plan.

The amended Planning Act provides surrounding communities and other respondents with 65 days to provide comments. The Act further directs respondents to concurrently submit copies of their comments to the St. Clair County Planning Commission, which shares a statutory responsibility to coordinate the review of local master plans.

To facilitate this review process, we've prepared a sample response form for your comments. You may use this form, if convenient, or submit your comments in letter form, if desired. Please submit comments to **Casco Township Planning Commission (4512 Meldrum Road, Casco, MI 48064)** no later than 65 days after you receive this notice. In addition, please submit a copy of your comments to the **St. Clair County Metropolitan Planning Commission (c/o Bill Kauffman, Executive Director, 200 Grand River, Suite 202, Port Huron, MI 48060)**.

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Sincerely,
CASCO TOWNSHIP PLANNING COMMISSION



Joseph Stevens
Secretary

Casco Township Offices
4512 Meldrum Road, Casco, MI 48064
Phone 586 727-7524 Fax 586 727-3034

Karen Holk
Supervisor

Colleen Stover
Treasurer

Patricia Allagreen
Clerk

Daniel Goulston
Trustee

Joseph Stevens
Trustee

August 3, 2004

CHESTERFIELD TOWNSHIP PLANNING COMMISSION
47275 SUGARBUSH
CHESTERFIELD, MI 48047

Dear Planning Commission,

On behalf of the Casco Township Planning Commission and as required by Section 125.327b of the Township Planning Act, please find enclosed a copy of the draft Casco Township Master Plan. Pursuant to the requirements of this legislation, we are requesting your review and comments on this proposed new master plan.

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Sincerely,
CASCO TOWNSHIP PLANNING COMMISSION



Joseph Stevens
Secretary

Casco Township Offices
4512 Meldrum Road, Casco, MI 48064
Phone 586 727-7524 Fax 586 727-3034

Karen Holk
Supervisor

Daniel Goulston
Trustee

Colleen Stover
Treasurer

Joseph Stevens
Trustee

Patricia Allagreen
Clerk

August 3, 2004

COLUMBUS TOWNSHIP PLANNING COMMISSION
1732 BAUMAN ROAD
COLUMBUS, MI 48063

Dear Planning Commission,

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Sincerely,
CASCO TOWNSHIP PLANNING COMMISSION



Joseph Stevens
Secretary

Casco Township Offices
4512 Meldrum Road, Casco, MI 48064
Phone 586 727-7524 Fax 586 727-3034

Karen Holk
Supervisor

Daniel Gouiston
Trustee

Colleen Stover
Treasurer

Joseph Stevens
Trustee

Patricia Allagreen
Clerk

August 3, 2004

COTTRELLVILLE TOWNSHIP PLANNING COMMISSION
7008 MARSH ROAD
MARINE CITY, MI 48039

Dear Planning Commission,

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CASCO TOWNSHIP PLANNING COMMISSION



Joseph Stevens
Secretary

Casco Township Offices
4512 Meldrum Road, Casco, MI 48064
Phone 586 727-7524 Fax 586 727-3034

Karen Holk
Supervisor

Daniel Goulaton
Trustee

Colleen Stover
Treasurer

Joseph Stevens
Trustee

Patricia Allagreen
Clerk

August 3, 2004

IRA TOWNSHIP PLANNING COMMISSION
7085 MELDRUM ROAD
IRA, MI 48023

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Sincerely,
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Secretary

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4512 Meldrum Road, Casco, MI 48064
Phone 586 727-7524 Fax 586 727-3034

Karen Holk
Supervisor

Daniel Goulston
Trustee

Colleen Stover
Treasurer

Joseph Stevens
Trustee

Patricia Allagreen
Clerk

August 3, 2004

LENOX TOWNSHIP PLANNING COMMISSION
63975 GRATIOT
LENOX, MI 48050

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CASCO TOWNSHIP PLANNING COMMISSION



Joseph Stevens
Secretary

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4512 Meldrum Road, Casco, MI 48064
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Karan Holk
Supervisor

Daniel Goulston
Trustee

Colleen Stover
Treasurer

Joseph Stevens
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Patricia Allagreen
Clerk

August 3, 2004

RICHMOND TOWNSHIP PLANNING COMMISSION
34900 SCHOOL SECTION ROAD
RICHMOND, MI 48062

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Sincerely,
CASCO TOWNSHIP PLANNING COMMISSION



Joseph Stevens
Secretary

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4512 Meldrum Road, Casco, MI 48064
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Karen Holk
Supervisor

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Clerk

Daniel Goulston
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Joseph Stevens
Trustee

August 3, 2004

CITY OF RICHMOND PLANNING COMMISSION
68225 MAIN STREET
RICHMOND, MI 48062

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Joseph Stevens
Secretary

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Phone 586 727-7524 Fax 586 727-3034

Karen Holk
Supervisor

Daniel Goulston
Trustee

Colleen Stover
Treasurer

Joseph Stevens
Trustee

Patricia Allagreen
Clark

August 3, 2004

ST. CLAIR TOWNSHIP PLANNING COMMISSION
1539 S. BARTLETT ROAD
ST. CLAIR, MI 48079

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Sincerely,
CASCO TOWNSHIP PLANNING COMMISSION



Joseph Stevens
Secretary



COUNTY OF ST. CLAIR

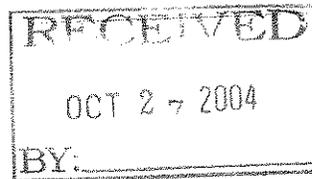


Metropolitan Planning Commission

WILLIAM KAUFFMAN, Director

October 26, 2004

Ms. Patricia Allagreen, Clerk
Casco Township
4512 Meldrum Road
Casco, Michigan 48064



RE: Casco Township Master Plan Review

Dear Ms. Allagreen:

At their meeting of October 20, 2004, the St. Clair County Metropolitan Planning Commission considered the Draft Master Plan for Casco Township.

Following review and consideration of the enclosed staff report and discussion of the facts and issues, the Commission found that the proposed Master Plan Amendment is consistent with the goals and objectives of the County Master Plan and fulfills the requirements of Public Act 168.

In addition, they had the following comments they wanted passed on to you:

- (a) The Township Plan should reference specifics of the County's Agricultural Preservation Board and Brownfield Redevelopment Authority. Staff will provide information on each to the Township.
- (b) The Township should suggest coordination with other communities for improvements and controls such as access management and right-of-way procurement along Marine City Highway. Multi-jurisdictional cooperation facilitated through the Road Commission and the Metropolitan Planning Commission is essential for improving traffic conditions and making wise land use decisions along the Marine City Highway Corridor. There is an opportunity for TDR (transfer of development rights) as a tool to keep Casco more rural in nature if a Joint Planning Commission for the corridor is formed.
- (c) The Drain Commissioner's office is examining ways to offer storm and sanitary water treatment to hamlets (unincorporated places) such as Adair. Avoca and Emmett are similar in function to Adair and are undergoing studies to help maintain safe environmental conditions.
- (d) There seems to be a lack of coordination between the Lenox Township sewer plan and Casco Township's sewer plan. It is unlikely that the political boundary between the Townships will keep development pressure at bay. Tempering development with innovation may preserve some of the qualities that the residents in the western portion of the Township enjoy. This will also ease development pressure on portions of the Township with less potential for utility extensions.

Ms. Patricia Allagreen, Casco Township Clerk
Re: Master Plan Review

Page two
October 26, 2004

We respectfully request a digital copy of the adopted Master Plan and copies of the GIS data for our files.

Please advise our Commission of any action taken by the Township Board. If we can be of assistance or if you have any question, please call.

Sincerely,



William Kauffman
Planning Director

:dw

Enc: Staff Report
Zoning Referral Form

cc: Karen Holk, Casco Township Supervisor
William Ruemenapp, Chair, Casco Township Planning Commission
Lee Masters, County Commissioner, District 6
Rebecca Bessey, AICP, Birchler Arroyo



Metropolitan Planning Commission

County of St. Clair, Michigan

STAFF REPORT

FOR: Metropolitan Planning Commission

MEETING DATE:

October 20, 2004

BY: Douglas Plachcinski, AICP, Senior Planner **AGENDA ITEM #:**

8 A

SUBJECT: CASCO TOWNSHIP 20-YEAR MASTER PLAN UPDATE

BACKGROUND:

Casco Township is providing the St. Clair County Metropolitan Planning Commission an opportunity to comment on the Master Plan Update as required by PA 168 of 1959, the Township Planning Act. Planning staff also looks for opportunities to improve the consistency of the Township Plan with the St. Clair County Master Plan and other initiatives.

PA 168 of 1959 REQUIREMENTS:

- The basic plan shall address land use issues and may project 20 years or more into the future.
- The plan shall include maps, plats, charts and descriptive, explanatory and other related matter and shall show the planning commission's recommendations for the physical development of the unincorporated area of the township.
- The basic plan shall also include those of the following subjects which reasonably can be considered as pertinent to the future development of the township:
 - (a) A land use plan and program, in part consisting of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.
 - (b) The general location, character and extent of streets, roads, highways, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and water front developments; flood prevention works, drainage, sanitary sewers and water supply systems, works for preventing pollution, and works for maintaining water levels; and public utilities and structures.
 - (c) Recommendations as to the general character, extent, and layout for the redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, or changes or use or extension of ways, grounds, open spaces, buildings, utilities, or other facilities.
 - (d) Recommendations for implementing any of its proposals.

Further, the St. Clair County Master Plan Recommendations and Implementation Initiatives can be seamlessly integrated into the Township Plan's "Implementation Strategies and Opportunities."

The MPC has received no comments on the draft plan from other jurisdictions.

STAFF RECOMMENDATION:

Staff recommends that the Metropolitan Planning Commission find that the Casco Township Master Plan fulfills the requirements of PA 168 of 1959, the Township Planning Act. The Township contains all three of the St. Clair County Master Plan district designations and has implementation strategies that address attributes of each of those districts.

ADDITIONAL STAFF COMMENTS:

- (a) The Township Plan could reference more specifics of the County's Agricultural Preservation Board and Brownfield Redevelopment Authority. Staff will provide information to the Township on each.
- (b) The Township could suggest coordination with other communities for improvements and controls such as access management and right-of-way procurement along Marine City Highway. There could be opportunity for TDR (transfer of development rights) as a tool to keep Casco more rural in nature if a Joint Planning Commission for the corridor is formed.
- (c) The Drain Commissioner's office is examining ways to offer storm and sanitary water treatment to hamlets such as Adair. Avoca and Emmett are similar in function to Adair and are undergoing studies to help maintain safe environmental conditions.
- (d) There seems to be a lack of coordination between the Lenox Township sewer plan and Casco Township's sewer plan. It is unlikely that the political boundary between the Townships will keep development pressure at bay. Tempering development with innovation may preserve some of the qualities that the residents in the western portion of the Township enjoy. This will also ease development pressure on portions of the Township with less potential for utility extensions.

Casco Township Offices
4512 Meldrum Road, Casco, MI 48064
Phone 586 727-7524 Fax 586 727-3034

Karen Holk
Supervisor

Daniel Goulston
Trustee

Colleen Stover
Treasurer

Joseph Stevens
Trustee

Patricia Allagreen
Clerk

February 15, 2005

BILL KAUFFMAN, EXECUTIVE DIRECTOR
ST. CLAIR COUNTY METROPOLITAN PLANNING COMMISSION
200 GRAND RIVER, SUITE 202
PORT HURON, MI 48060

Dear Mr. Kauffman,

On behalf of the Casco Township Planning Commission and as required by Section 125.327b of the Township Planning Act, please find enclosed a copy of the adopted Casco Township Master Plan. The Master Plan was approved by the Casco Township Planning Commission on January 18, 2005, and the Township Board on February 1, 2005.

Copies of the adopted plan have also been distributed to the following:

- Chesterfield Township Planning Commission
- China Township Planning Commission
- Columbus Township Planning Commission
- Cottrellville Township Planning Commission
- Ira Township Planning Commission
- Lenox Township Planning Commission
- Richmond Township Planning Commission
- St. Clair Township Planning Commission
- City of Richmond Planning Commission
- SEMCOG

In the event that you have any questions about the enclosed plan, please feel free to contact Karen Holk, Casco Township Supervisor, at (586) 727-7524.

Sincerely,
CASCO TOWNSHIP PLANNING COMMISSION



Wayne Baumgarten
Secretary

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February 15, 2005

SEMCOG
535 GRISWOLD STREET, SUITE 300
DETROIT, MI 48226-3602

Dear Planning Commission,

As you may recall, your review and comments on the proposed Casco Township Master Plan were requested in August of 2004 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Casco Township Planning Commission on January 18, 2005, and the Township Board on February 1, 2005.

Enclosed is a copy of the adopted Casco Township Master Plan for your reference. In the event that you have any questions regarding the Casco Township Master Plan, please feel free to contact **Karen Holk, Casco Township Supervisor, at (586) 727-7524.**

Sincerely,
CASCO TOWNSHIP PLANNING COMMISSION



Wayne Baumgarten
Secretary

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February 15, 2005

CHESTERFIELD TOWNSHIP PLANNING COMMISSION
47275 SUGARBUSH
CHESTERFIELD, MI 48047

Dear Planning Commission,

As you may recall, your review and comments on the proposed Casco Township Master Plan were requested in August of 2004 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Casco Township Planning Commission on January 18, 2005, and the Township Board on February 1, 2005.

Enclosed is a copy of the adopted Casco Township Master Plan for your reference. In the event that you have any questions regarding the Casco Township Master Plan, please feel free to contact **Karen Holk, Casco Township Supervisor, at (586) 727-7524.**

Sincerely,
CASCO TOWNSHIP PLANNING COMMISSION



Wayne Baumgarten
Secretary

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February 15, 2005

CHINA TOWNSHIP PLANNING COMMISSION
4560 INDIAN TRAIL
CHINA, MI 48054

Dear Planning Commission,

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Sincerely,
CASCO TOWNSHIP PLANNING COMMISSION



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February 15, 2005

COLUMBUS TOWNSHIP PLANNING COMMISSION
1732 BAUMAN ROAD
COLUMBUS, MI 48063

Dear Planning Commission,

As you may recall, your review and comments on the proposed Casco Township Master Plan were requested in August of 2004 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Casco Township Planning Commission on January 18, 2005, and the Township Board on February 1, 2005.

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Sincerely,
CASCO TOWNSHIP PLANNING COMMISSION



Wayne Baumgarten
Secretary

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February 15, 2005

COTTRELLVILLE TOWNSHIP PLANNING COMMISSION
7008 MARSH ROAD
MARINE CITY, MI 48039

Dear Planning Commission,

As you may recall, your review and comments on the proposed Casco Township Master Plan were requested in August of 2004 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Casco Township Planning Commission on January 18, 2005, and the Township Board on February 1, 2005.

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Sincerely,
CASCO TOWNSHIP PLANNING COMMISSION



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Secretary

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February 15, 2005

IRA TOWNSHIP PLANNING COMMISSION
7085 MELDRUM ROAD
IRA, MI 48023

Dear Planning Commission,

As you may recall, your review and comments on the proposed Casco Township Master Plan were requested in August of 2004 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Casco Township Planning Commission on January 18, 2005, and the Township Board on February 1, 2005.

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Sincerely,
CASCO TOWNSHIP PLANNING COMMISSION



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February 15, 2005

LENOX TOWNSHIP PLANNING COMMISSION
63975 GRATIOT
LENOX, MI 48050

Dear Planning Commission,

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Sincerely,
CASCO TOWNSHIP PLANNING COMMISSION



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February 15, 2005

RICHMOND TOWNSHIP PLANNING COMMISSION
34900 SCHOOL SECTION ROAD
RICHMOND, MI 48062

Dear Planning Commission,

As you may recall, your review and comments on the proposed Casco Township Master Plan were requested in August of 2004 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Casco Township Planning Commission on January 18, 2005, and the Township Board on February 1, 2005.

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Sincerely,
CASCO TOWNSHIP PLANNING COMMISSION



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February 15, 2005

CITY OF RICHMOND PLANNING COMMISSION
68225 MAIN STREET
RICHMOND, MI 48062

Dear Planning Commission,

As you may recall, your review and comments on the proposed Casco Township Master Plan were requested in August of 2004 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Casco Township Planning Commission on January 18, 2005, and the Township Board on February 1, 2005.

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Sincerely,
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February 15, 2005

ST. CLAIR TOWNSHIP PLANNING COMMISSION
1539 S. BARTLETT ROAD
ST. CLAIR, MI 48079

Dear Planning Commission,

As you may recall, your review and comments on the proposed Casco Township Master Plan were requested in August of 2004 as required by Section 125.327b of the Township Planning Act. After the mandatory review period expired, the Township held a public hearing on the proposed plan. Subsequently, the Master Plan was approved by the Casco Township Planning Commission on January 18, 2005, and the Township Board on February 1, 2005.

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Sincerely,
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Wayne Baumgarten
Secretary



**BIRCHLER ARROYO
ASSOCIATES, INC.**

PLANNING COMMUNITIES & TRANSPORTATION SYSTEMS

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