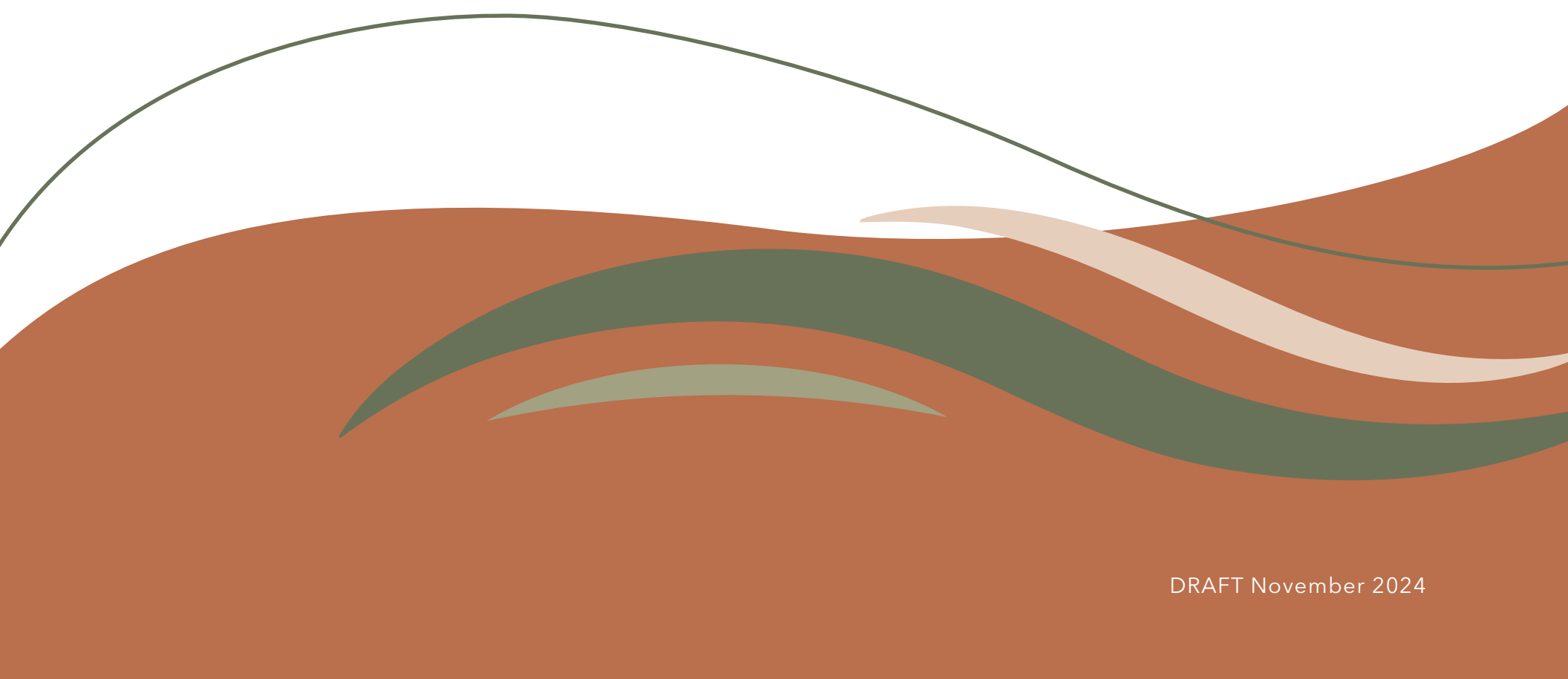


MASTER PLAN

LOCKE TOWNSHIP

Ingham County, Michigan



DRAFT November 2024



ACKNOWLEDGMENTS

The Locke Township Master Plan benefited from significant collaboration with the Planning Commission, Board of Trustees, Township staff, and active members of the community who participated in this planning process.

Planning Commission

- Jordan Smith, Chairperson
- Ty Hull, Planning Commissioner
- Marcy Shepler, Vice Chairperson, Ex-Officio
- Cory Jorgensen, Planning Commissioner
- Ben Howard, Secretary

Township Board of Trustees

- Dorothy Hart, Township Supervisor
- Sheri Rambo, Township Treasurer
- Glenda Turner, Township Clerk
- Marcy Shepler, Trustee
- Bob Davis, Trustee

A Special Thanks To

- Julie Moore, Zoning Administrator

THANK
YOU!

Prepared By:
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CHAPTER 1

INTRODUCTION





INTRODUCTION

Located in the northeastern corner of Ingham County, Locke Township has long been considered one of Ingham County's most desirable areas to live. Containing vast open spaces, a variety of natural features, proximity to large metro areas, and a strong agricultural heritage; all within a short distance of downtown Lansing.

The people of Locke Township share a deep connection to the land and to each other, built on generations of farming, shared effort, and a commitment to helping when it's needed most. It's a place where tradition holds meaning, and small acts of kindness are part of everyday life. Whether you're a lifelong resident or someone just passing through, Locke Township reflects the strength of a community that values connection, resilience, and simple living.

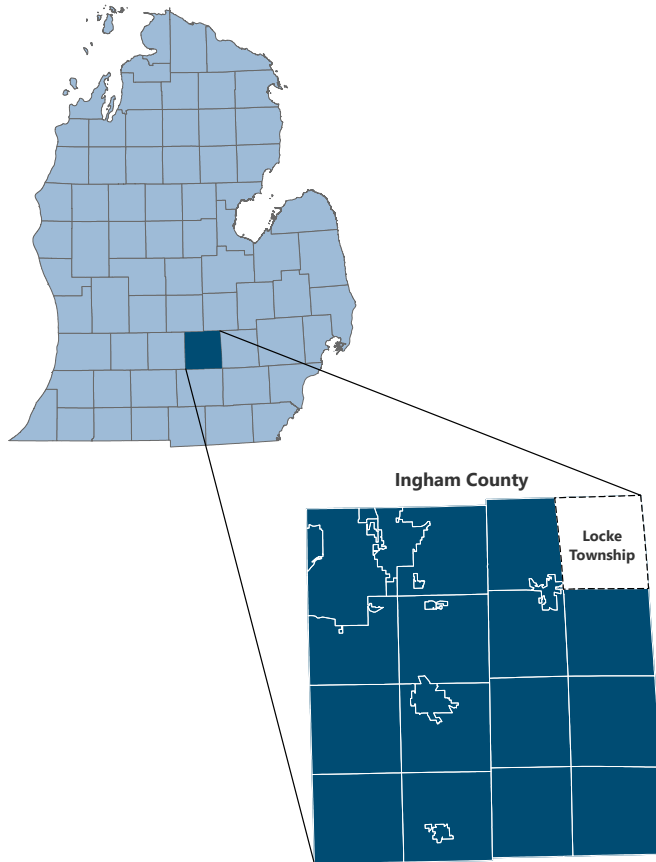
WHAT IS A MASTER PLAN?

A Master Plan represents a statement about what a community is, what its residents value, and what those residents and businesses hope the community will become in the future. This Master Plan is the product of more than a year of work by the Township staff, Planning Commission, citizens, and local leaders. It reflects the community's commitment to caring for Locke Township's people and its natural and built environment. This plan provides a strong commitment to retaining and strengthening the local quality of life for everyone in Locke Township.

The Master Plan is comprised of several different sections, including a description of the Township's existing conditions and trends related to its people, the land, and Township or regional authority services. It also contains policy statements outlining the future direction for the Township through a common vision statement and a detailed set of goals and objectives that are intended to achieve that vision.

In addition, the Master Plan provides the Township with a guide for land use, the character of new development, and opportunities for new development, redevelopment, and conservation. The Master Plan serves as the basis for land use decisions and regulation under zoning and other regulatory means. This Master Plan has been developed pursuant to the Michigan Zoning Enabling Act (PA 33 of 2008, as amended), which enables municipalities in Michigan to undertake planning efforts.

The 2025 Locke Township Master Plan is an update of the previous Master Plan, adopted in 2004, but last reviewed in 2019. Some of the policies from the 2004 Plan have been retained, while others have been strengthened, revised, or removed.



THE PLANNING PROCESS

The effort to develop the 2025 Locke Township Master Plan began in February 2024 and consisted of the following phases:

- **Step 1 - Public Engagement.** A well-rounded Master Plan must be founded on the interests and desires of the public, and this Plan is no exception. The policies of this Master Plan were developed following a public outreach campaign, which included community workshop sessions with the Township Planning Commission.
- **Step 2 - Community Profile.** The Community Profile, which is located in Chapter 2, contains snapshots of the demographic conditions, existing land use, natural features, housing, and infrastructure in the Township. This is crucial to the planning process as it provides a data-driven, factual background upon which the plan's recommendations and policies can be based.
- **Step 3 - Visioning.** Goals and Objectives were developed over a series of meetings with the Planning Commission. The Goals and Objectives from the 2004 Plan were used as a starting point, but many new goals and objectives were written to address contemporary challenges and priorities. The public input received in Step 1 informed the policies and overall direction found in Chapter 3 and Chapter 4.
- **Step 4 - Future Land Use.** The Future Use Plan and Map found in Chapter 5 provide a guide for land use and zoning decisions in the Township. Each future land use designation is related to one of the Township's zoning districts to aid the Planning Commission in determining how the future land map relates to the zoning map.

A Master Plan represents a statement about what a community is, what its residents value, and what those residents and businesses hope the community will become in the future.

WHAT IS A MASTER PLAN?

- **Step 5 - Implementation Strategies.** The Master Plan concludes with a series of steps that, if implemented, will fulfill the Plan's Goals and Objectives, and should allow Locke Township to achieve the overarching vision articulated by this Plan. These can be found in Chapter 4 with the Goals and Objectives.

Communities have a responsibility to look beyond the day-to-day zoning issues and provide a blueprint for land use and development in the community, and the long-range, community-based perspective of a Master Plan provides that blueprint. A properly formulated, thoughtful Master Plan can be of great value to the citizens of Locke Township. When implemented, this Plan will help to preserve the agricultural centric, rural charm that citizens value, encourage thoughtful and sustainable development, and protect the environment of the Township that gives Locke Township its unique character.

The adoption of this Master Plan is not the end of the process, but the beginning. Ultimately, the effectiveness of the Master Plan will depend on the willingness of the Township to follow the Plan and achieve its vision through cooperative, methodical, and positive actions. Doing so will be hard work, but the rewards and the benefits to future generations be well worth the effort.



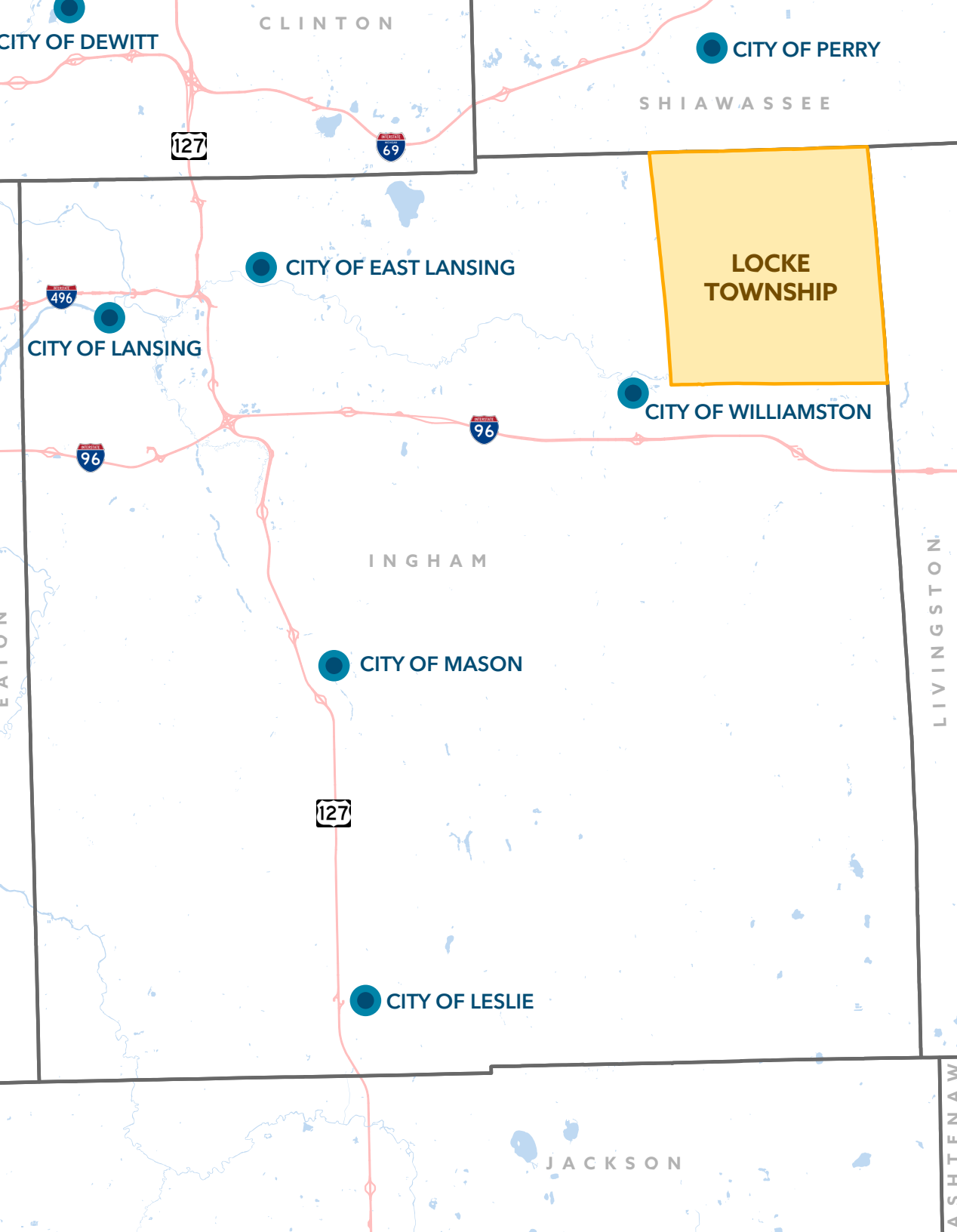
PUBLIC ENGAGEMENT

A vital piece of any Master Plan is engagement with the community and its people. People are the most important aspect of planning, and it is to them which master plans conform. Public engagement for the Master Plan was held during open public workshop sessions held with the Planning Commission where members of the public were invited to participate and provide their feedback, concerns, and desires for the Locke Township Community. This feedback was combined with that of the Planning Commission to create the Township's goals and objective statements for this Plan.

CHAPTER 2

OUR TOWNSHIP TODAY





OUR TOWNSHIP TODAY

The natural features of a community provide essential resources to the community's residents. They also drive land use decisions by influencing the suitability of different areas for various purposes. Understanding the range of natural features within Locke Township will provide for better consideration of the land's suitability for different uses and demonstrate the benefits offered by the natural features themselves. This chapter discusses the natural features of Locke Township and some of the planning implications of these features.

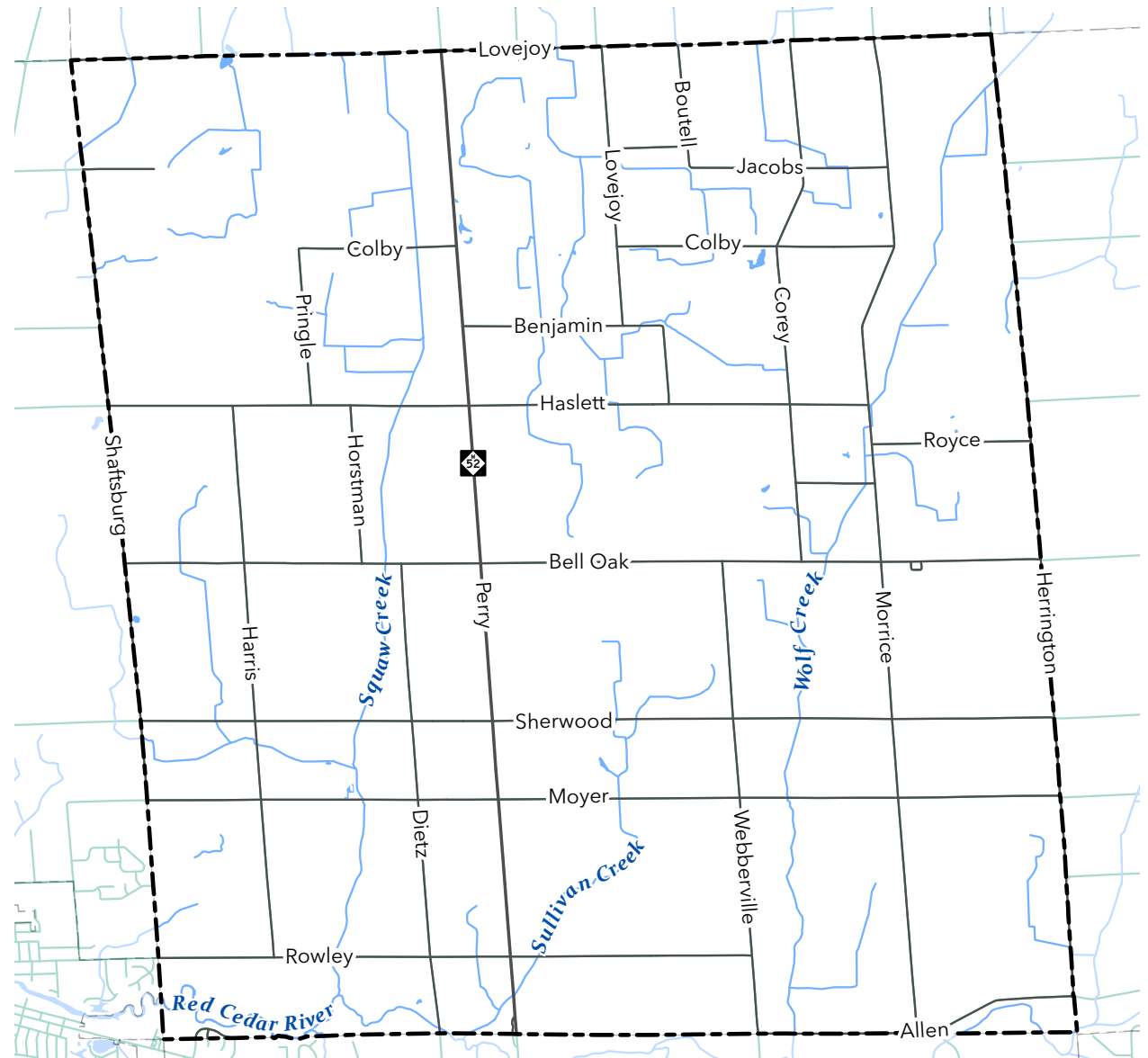
Regional Context

Locke Township is in the northeast corner of Ingham County in central Michigan. The Township borders both Shiawassee County to the north and Livingston County to the east. The City of Williamston is located immediately adjoining the southwest corner of the Township between Williamstown and Wheatfield Townships, and the Village of Webberville lies south of the Township wholly within Leroy Township. Locke is

MAP 2.1. LOCKE TOWNSHIP REGION

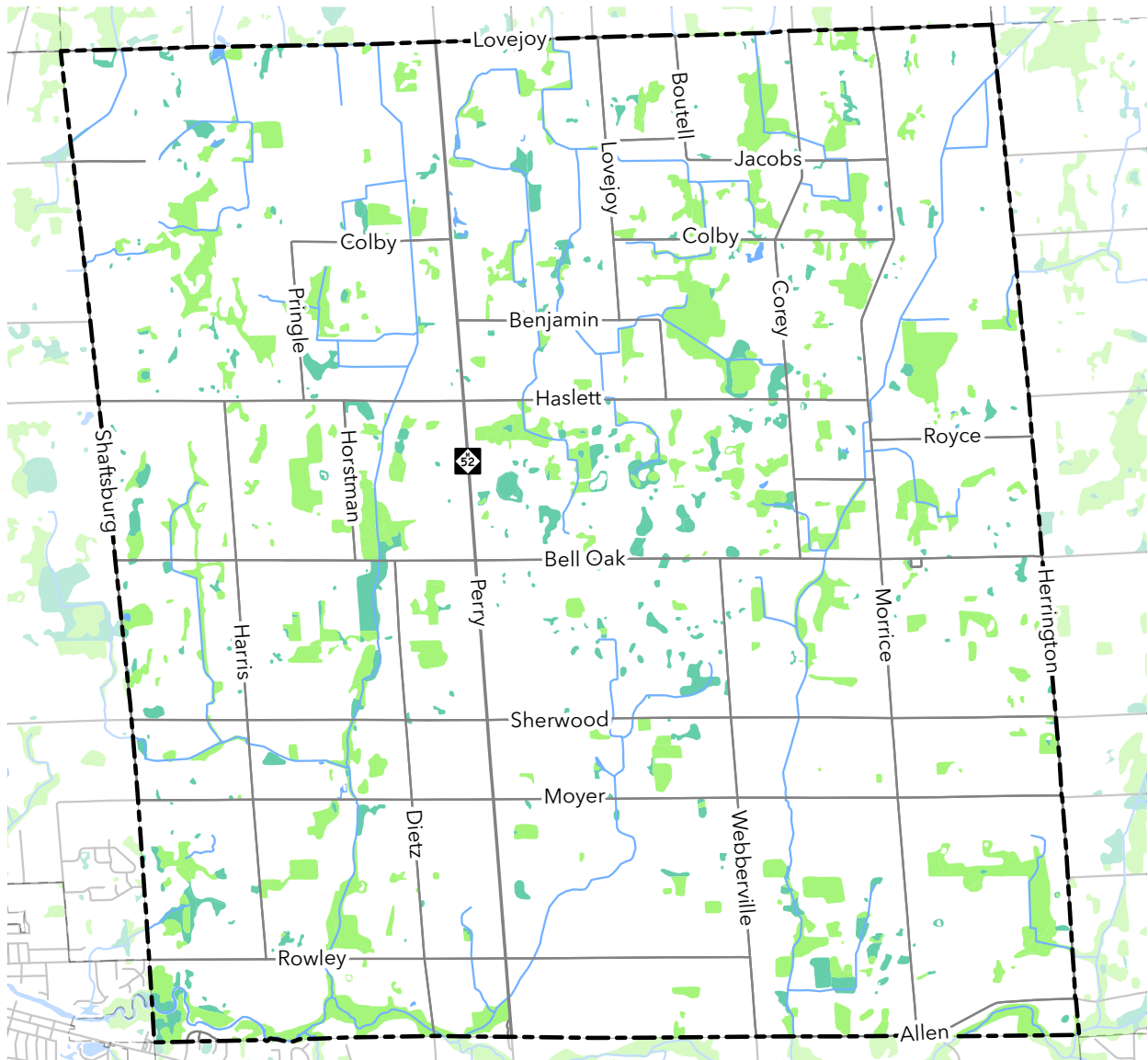
approximately 25 miles east of the City of Lansing, 15 miles east of the City of East Lansing, and 7 miles south of the City of Perry. It lies equidistant from Interstate 69 to the north and Interstate 96 to the south. Interstate 69 is the major connector between Flint and Lansing Michigan and Interstate 96 is the major connector between Detroit and Lansing. It also lies approximately 25 miles east of US 127, a major north-south connector for Michigan.

Locke Township contains many notable natural features. The rivers, streams, rolling topography, wetlands, and natural areas all contribute to the rural/small-town character of the Township, a characteristic that is attractive to many people. These natural resources provide many economic and environmental benefits. Therefore, it will be imperative to direct future development from environmentally sensitive areas such as wetlands, riparian areas, and floodplains. These areas are essential for water purification, wildlife habitat, and flood mitigation. In addition, public health needs to maintain the high-quality surface and groundwater resources.



MAP 2.2. HYDROLOGY





Freshwater Emergent Wetland
 Freshwater Forested/Shrub Wetland

0 0.5 1 2 Miles



Water Resources

Locke Township is located in the Red Cedar and Looking Glass River Basins of the Grand River Watershed. As part of the Grand River Watershed, Locke Township is connected to a large community in Mid- and West Michigan that works together to protect the water resources of the Grand River and its tributaries.

The Red Cedar River runs through the southwestern corner of the Township, and several smaller creeks, lakes and ponds are also found throughout the Township. Map 2.2 shows the various hydrological features of the Township. Rivers and streams provide numerous benefits to the surrounding land area. For instance, they provide recreational opportunities to Township residents and visitors, offer aesthetic beauty, regulate temperatures, provide habitat for aquatic wildlife, and more. Rivers also may pose threats to the community, as flood risk threatens to damage infrastructure. Map 2.3 shows the 100-year floodplains for the Red Cedar River and the various creeks throughout the Township. People planning to develop in these areas should consider flood risks when making decisions related to their developments.

MAP 2.3. WETLANDS

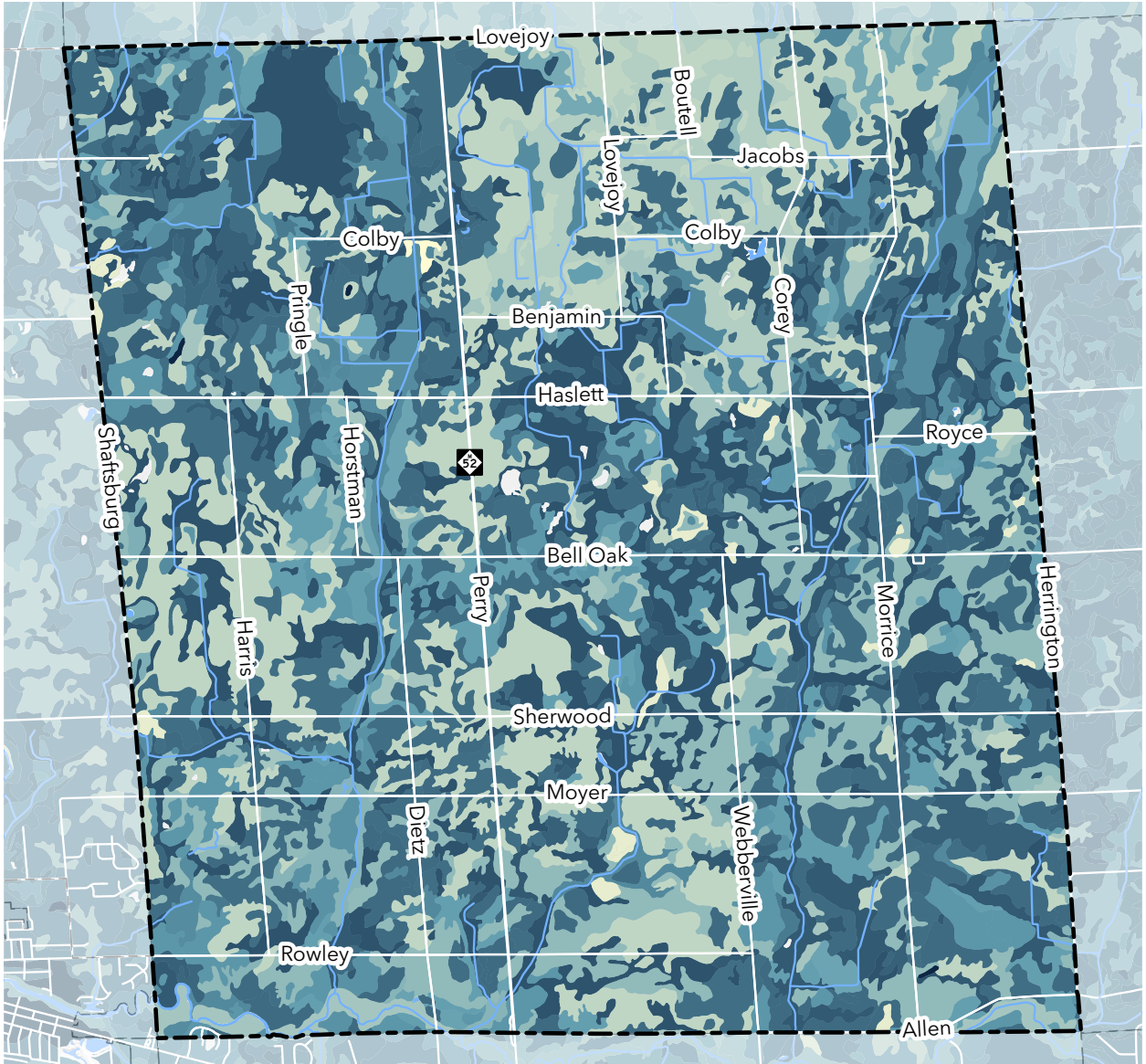
Wetlands

Wetlands are very important ecosystems that provide benefits to both human and natural systems. They also tend to be sensitive ecosystems, and therefore require special attention to ensure that they are best protected to continue providing benefits to their community. Wetlands can:

- **Detain surface water runoff, mitigating flooding**
- **Control erosion and sedimentation**
- **Provide habitats for a wide range of species, acting as a biodiversity hot spot and improving the ecological resiliency of an area**
- **Offer several aesthetic and recreational uses**
- **Improve water quality through nutrient removal and chemical detoxification**
- **Serve as a carbon sink by storing atmospheric carbon dioxide**
- **Locke Township has wetlands dispersed across most of its land area, as shown in Map 2.3. Specifically, Freshwater Forested/Shrub wetlands and Freshwater Emergent wetlands can be found in the Township.**
- **Forested Wetland: Trees are the tallest life form and dominate at least 30% of wetland area. These include woody plants that are at least 20 feet tall.**
- **Scrub-Shrub Wetland: Woody plants less than 20 feet tall are the tallest life form and cover at least 30% of wetland area. These plants may include true shrubs, young tree specimens that have yet to reach 20 feet in height, and woody plants with stunted growth due to adverse environmental conditions.**
- **Emergent Wetland: Emergent plants (erect, rooted, herbaceous hydrophytes) are the tallest life form and they cover at least 30% of wetland area. This vegetation is generally present for most of the growing season.**

The definitions of the various wetland classes are derived from the Cowardin system, which is used by the U.S. Fish and Wildlife Service for their National Wetlands Inventory and described in "Classification of Wetlands and Deep Water Habitats of the United States," a paper written by the Wetlands Subcommittee of the Federal Geographic Data Committee in 2013 and adapted from Cowardin, Carter, Golet, and LaRoe (1979). The Cowardin system includes five major wetland types: marine, estuarine, lacustrine, palustrine, and riverine, and classifies wetlands by their landscape position, vegetation cover, and hydrologic regime.

The State of Michigan regulates certain wetland areas under Part 303 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). Regulated wetlands pertinent to Locke Township include those that are connected to or within 500 feet of an inland lake, pond, river, or stream; those that are more than 5 acres in size; and those that are determined by EGLE to be essential to the preservation of the state's natural resources. Michigan also administers Section 404 of the federal Clean Water Act, which may include additional regulations. Certain activities in regulated wetland areas require individuals to obtain a permit from the State. Such regulated activities include filling a wetland, dredging or removing soil or minerals from a wetland, draining surface waters from a wetland, and constructing or maintaining a use or development in a wetland. Therefore, potential impacts should be carefully considered before making any development decisions within wetland areas.

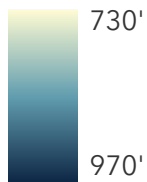


Topography

Topography across the State of Michigan is largely derived from glacial activity. Rolling hills and small, isolated lakes are landforms commonly resulting from historical glaciers, and some can be seen in Locke Township, particularly the northern half.

Map 2.4 highlights the topography of Locke Township, showing that it ranges from around 730 feet in elevation at its lowest point to around 970 feet at its highest. The slope also reaches up to 15% grade at the steepest points of the Township, although most of the Township seems much more limited in slope change, as seen in Map 2.5. The majority of the Township is relatively flat, which promotes the use of land for agricultural purposes.

Elevation (in feet)



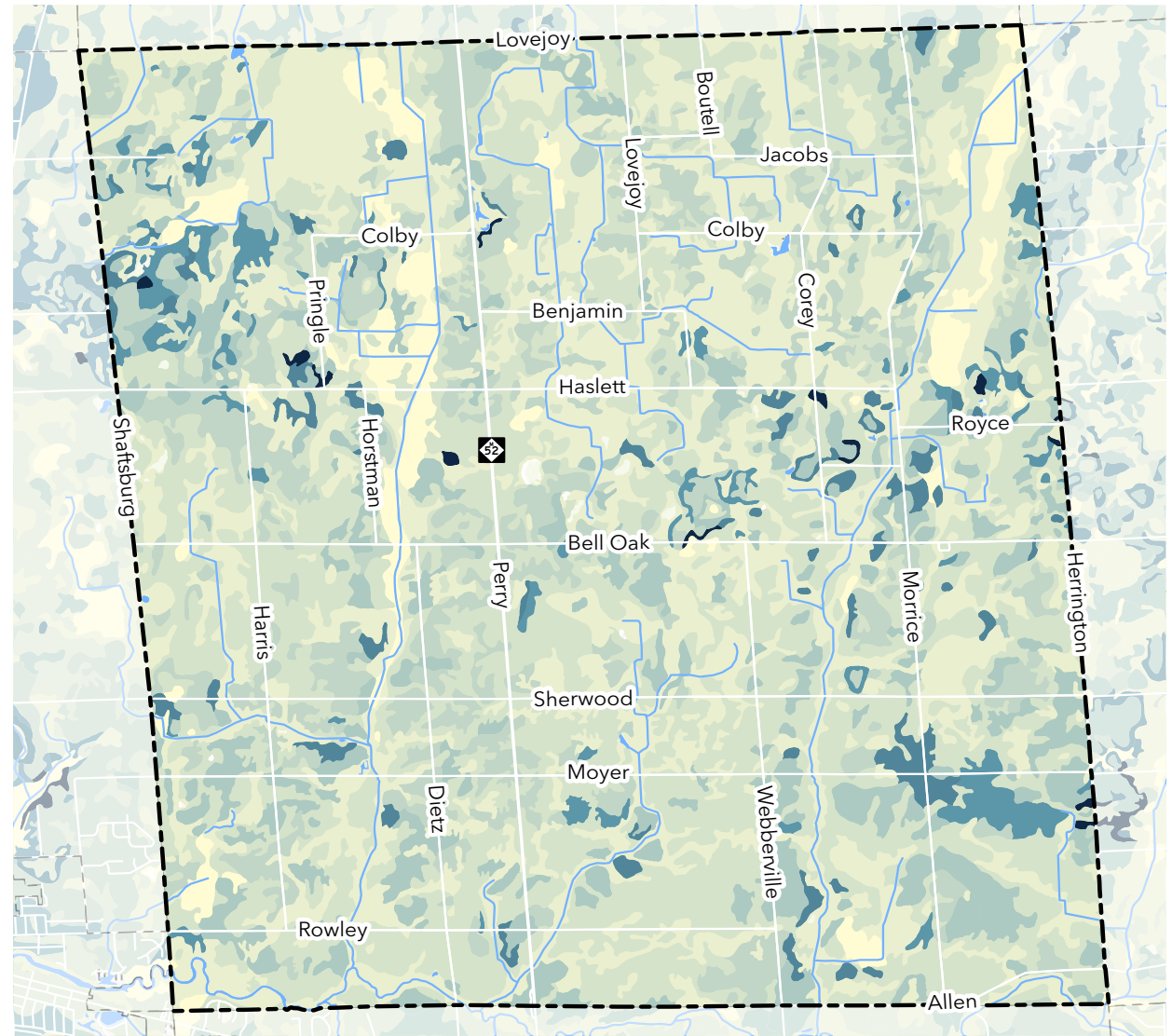
MAP 2.4. TOPOGRAPHY

Endangered Species

Development and other human activities can put wildlife species at risk, especially those that are already endangered or near endangerment. Further, activities like development or land use changes that might pose risks to endangered species are regulated at the state and federal level through NREPA and the Endangered Species Act. In Locke Township, eight species are designated as at-risk in some way by the U.S. Fish and Wildlife Service, according to its Information for Planning and Consultation page. Planning decisions should consider risks to these and other species.

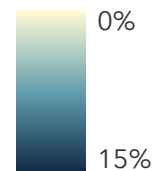
Soils

Soil characteristics are one of the most important factors to consider when making land use and development decisions. Factors like texture, structure, depth, and porosity impact the stability of the soil and its ability to support various types of infrastructure, agriculture, and more.



MAP 2.5.SLOPES

Slope Gradient



0 0.5 1 2 Miles



TABLE 2.1. ENDANGERED SPECIES

SPECIES	SPECIES TYPE	CLASSIFICATION
INDIANA BAT	MAMMAL	ENDANGERED
NORTHERN LONG-EARED BAT	MAMMAL	ENDANGERED
TRICOLORED BAT	MAMMAL	PROPOSED ENDANGERED
RUFA RED KNOT	BIRD	THREATENED
WHOOPING CRANE	BIRD	EXPERIMENTAL POPULATION, NON-ESSENTIAL
EASTERN MISSASUAGA (RATTLESNAKE)	REPTILE	THREATENED
MONARCH BUTTERFLY	INSECT	CANDIDATE
EASTERN PRAIRIE FRINGED ORCHID	FLOWERING PLANT	THREATENED

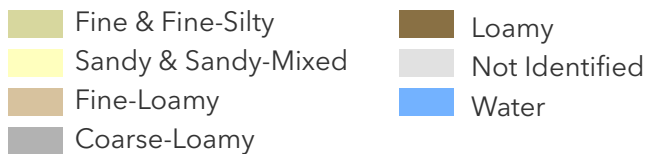
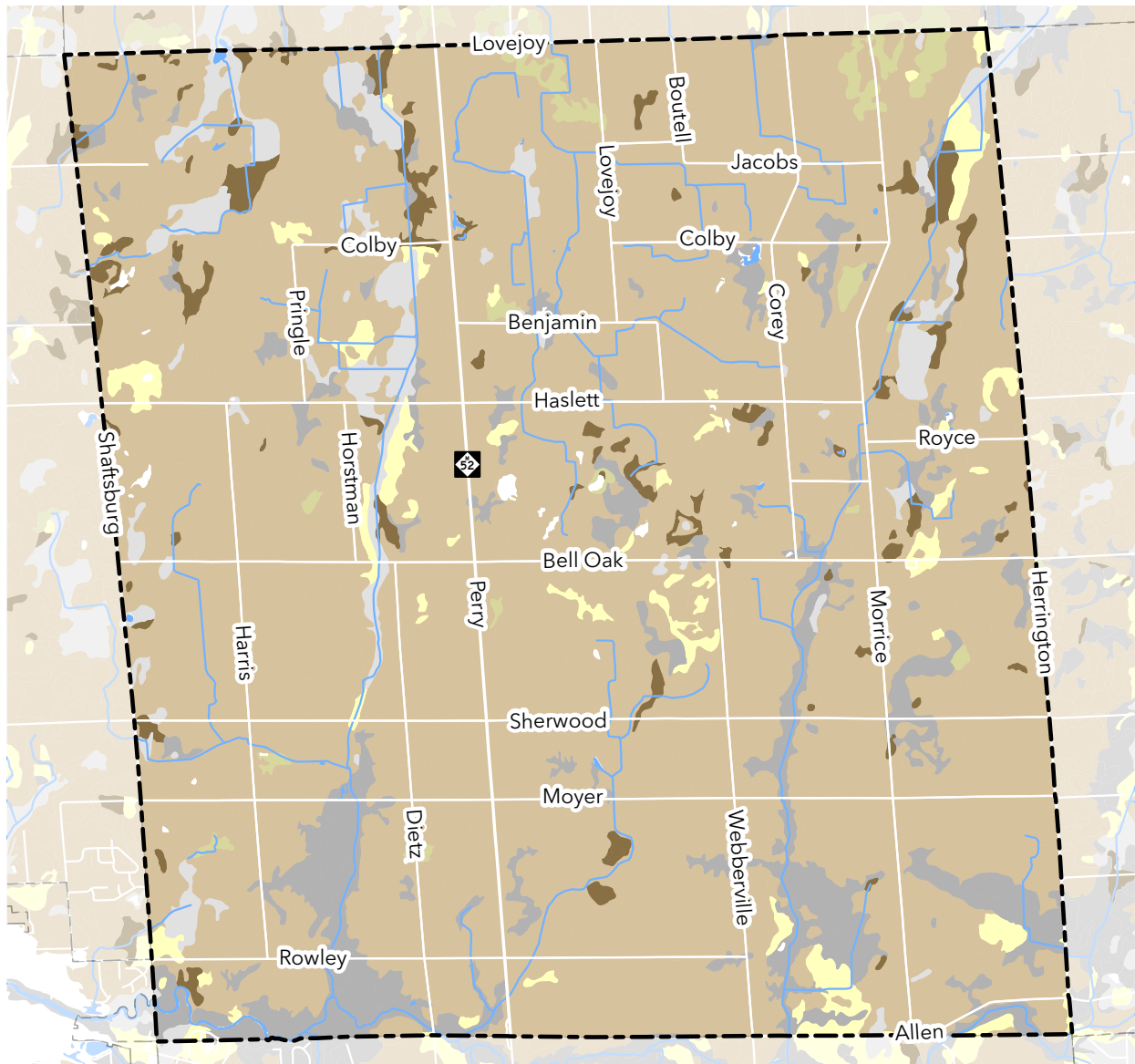
SOURCE: US FISH AND WILDLIFE SERVICE

Map 2.6 (p. 19) shows the different broad soil types in Locke Township. The majority of the Township has fine-loamy soil, although there are also areas of coarse-loamy, loamy, fine and fine-silty, and sandy and sandy-mixed soils. Loamy soils are some of the best for development, as they do not expand and contract with moisture as much as silt and clay does. Sandy soils also do not expand and contract due to high drainage, but it may not be particularly stable, so it should be compacted before development. Loamy soil also tends to be good for agricultural purposes. Particle size variety allows for air, water, and roots to filter through it well, and it tends to be good for tilling.

Farmland

Agricultural data from the USDA Census of Agriculture is available at the county level, but not at the township level. Across Ingham County in 2022, soybeans occupied the most land area of any crop, followed by corn and wheat. Layers (egg-laying poultry) were the most common livestock, followed by cattle and calves. The average farm size in the County was 220 acres, which was a 12% increase over 2017. The average net cash farm income per farm in the County was \$28,622, a 5% increase over 2017.





Land Cover

Land Cover describes the types of vegetation or land uses occupying a particular space in a community. Land cover data was collected from the U.S. Geological Survey National Land Cover Database (NLCD) from 2021. The NLCD characterizes land in one of 16 classes using a modified Anderson Level II classification system.

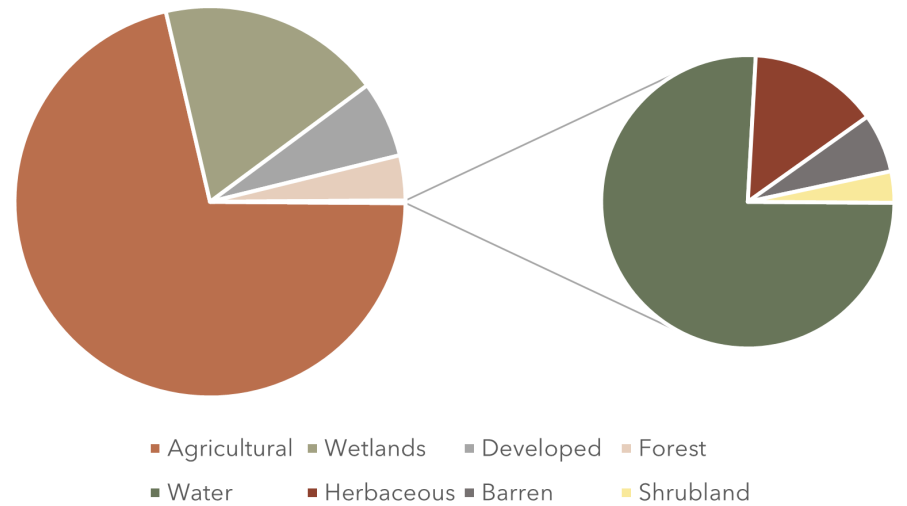
Locke Township is made up primarily of agricultural land, as planted and cultivated lands compose 71% of the land area. This includes 62% that is made up of cultivated crops and 9% made up of pasture/hay. Wetlands make up a further 18% of land area in the Township. Woody wetlands are most common in the Township, making up 17% of land area. As described previously, these wetlands include tall trees and scrub/shrubs.

MAP 2.6. SOILS

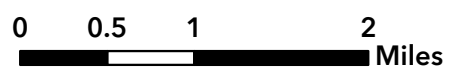
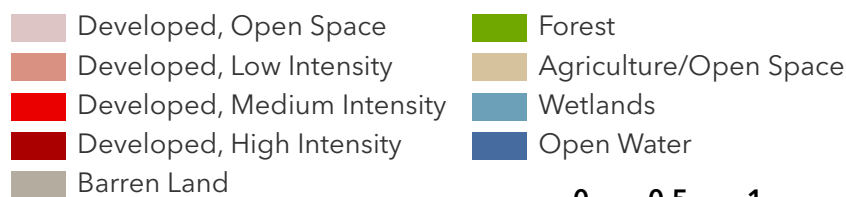
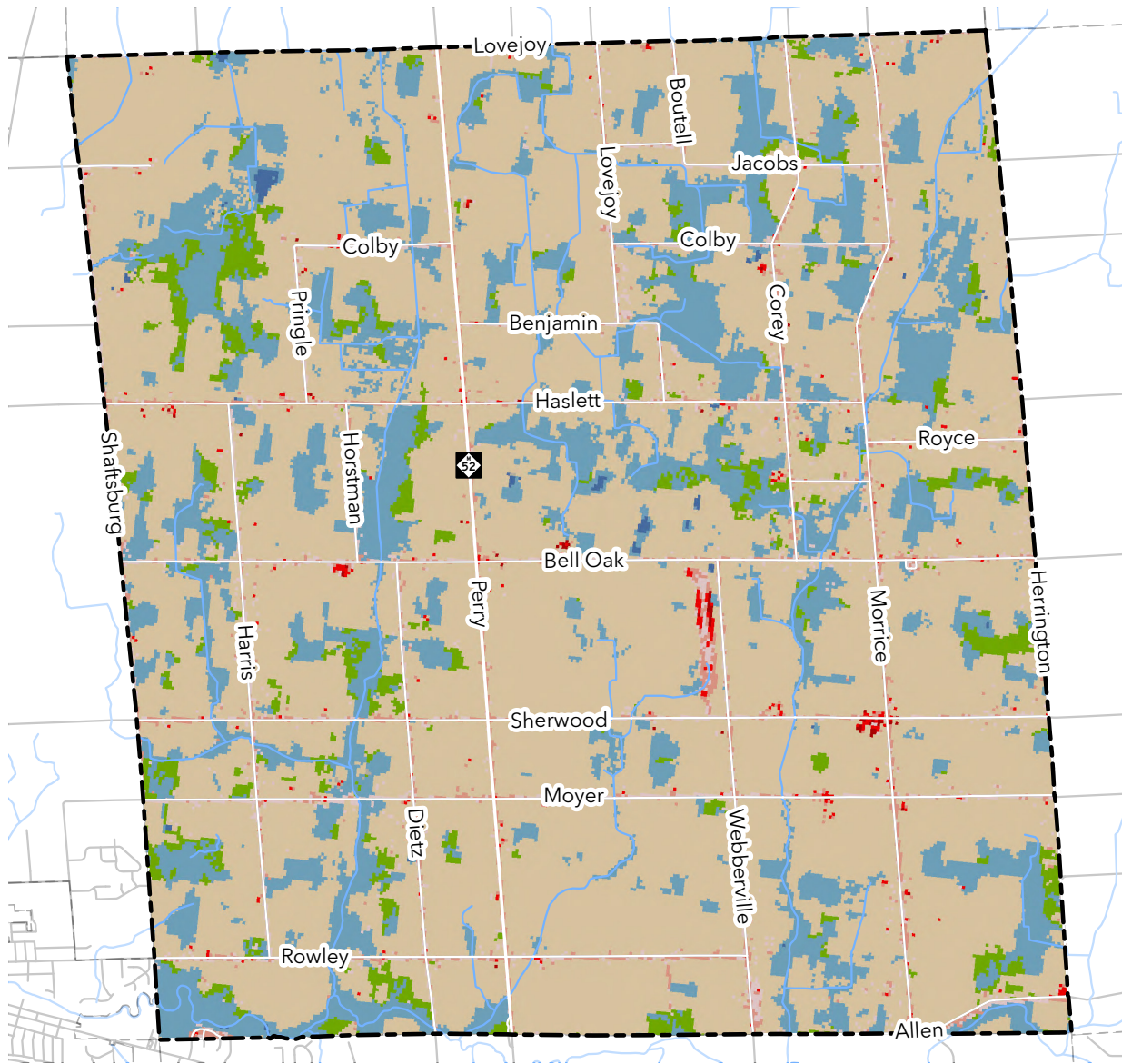
TABLE 2.2. LAND USE BY USGS LAND COVER DATABASE

NCLD LAND COVER CLASS	ACRES
OPEN WATER	38.83
DEVELOPED, OPEN SPACE	775.20
DEVELOPED, LOW INTENSITY	587.50
DEVELOPED, MEDIUM INTENSITY	78.98
DEVELOPED, HIGH INTENSITY	16.86
BARREN LAND	3.33
DECIDUOUS FOREST	795.39
EVERGREEN FOREST	3.55
MIXED FOREST	59.68
SHRUB/SCRUB	1.77
HERBACEOUS	7.32
HAY/PASTURELAND	2,068.67
CULTIVATED CROPS	14,377.29
WOODY WETLANDS	3,880.42
EMERGENT HERBACEOUS WETLANDS	387.15

FIGURE 2.1. LAND COVER BY CATEGORY



SOURCE: USGS NATIONAL LAND COVER DATABASE



EXISTING LAND USE

The current land use of Locke Township provides insight into the current character of the community as it relates to how people occupy the land for economic, recreational, educational, and other personal purposes. The existing land use map, Map 2.7, offers a spatial representation of these land uses by density to show where different activities occur. Table 2.2 shows the proportion of the land area occupied by each land use.

Locke Township has seven general land use categories:

- 1. Agricultural
- 2. Commercial
- 3. Public or Quasi-Public
- 4. Industrial
- 5. Residential
- 6. Forests
- 7. Wetlands

MAP 2.7.. EXISTING LAND USE

FARMLAND VALUE

Agriculture is an important aspect of life in Locke Township. As such, it is vital to understand the value of agricultural land and how it compares to the value of other land uses.

Data in this section is drawn from the Michigan Agricultural Land Values and Leasing Rates reports, published by the Michigan State University Department of Agricultural, Food, and Resource Economics until 2021, and from the USDA National Agricultural Statistics Service. This data is not specific to Locke Township or Ingham County, but the Michigan State report used surveys of agricultural land appraisers, lenders, and members of other relevant organizations across the state, in addition to transaction data from agricultural land sales in the state between 2020 and 2021. The data was aggregated into multi-county districts for reporting purposes, sometimes combining all counties in southern Michigan as one unit and sometimes separating them into eastern, central, and western portions, depending on response rates. Locke Township is found in District 8, the south-central region.

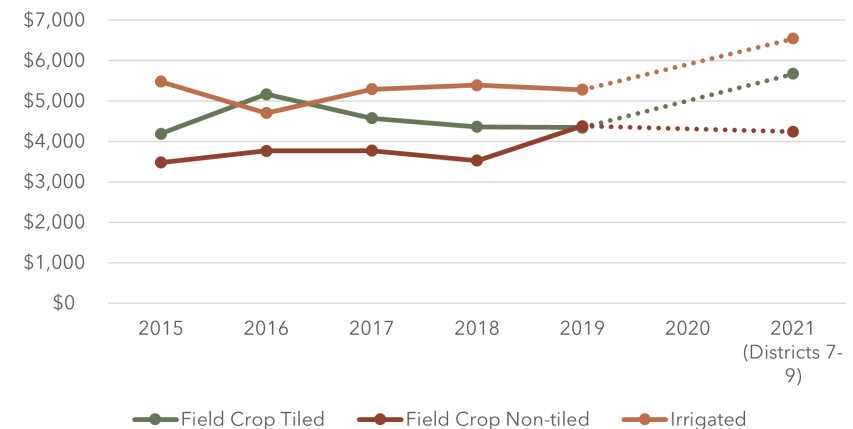
Agricultural land values have generally increased in the region between 2019 and 2021 (Note: in 2019, District 8 alone had 54 survey responses; in 2021, Districts 7-9 had 18 total responses and therefore were aggregated in survey data reporting). Table 2.3 shows the value per acre of various types of agricultural land in the state. Tiled field crop and irrigated land both increased significantly over this period (by 30.6% and 23.9%, respectively), while non-tiled field cropland saw a slight decrease by 3.2%. Figure 2.2 shows that the significant increase for Tiled Field Crop and Irrigated lands accompany several years of stagnant or fluctuating value; however, both were at their highest average value since at least 2015 in 2021.

TABLE 2.3. AVERAGE AGRICULTURAL LAND VALUES

LAND TYPE	2019 DISTRICT 8	2021 DISTRICTS 7-9	CHANGE (2019-2021)
FIELD CROPLAND TILED	\$4,341/AC.	\$5,669/AC.	+30.6%
FIELD CROPLAND NON-TILED	\$4,379/AC.	\$4,238/AC.	-3.2%
IRRIGATED CROPLAND	\$5,280/AC.	\$6,541/AC.	+23.9%

SOURCE: MICHIGAN STATE UNIVERSITY

FIGURE 2.2. AVERAGE AGRICULTURAL LAND VALUES 2015-2021



SOURCE: MICHIGAN STATE UNIVERSITY

Table 2.4 shows the values of undeveloped land for non-agricultural uses for 2019 and 2021. These uses all saw significant increases over that time period, and the values of residential, commercial, and industrial uses tend to be significantly higher than the agricultural uses.

TABLE 2.4. AVERAGE NON-AGRICULTURAL LAND VALUES OF UNDEVELOPED LAND

LAND TYPE	2019 DISTRICT 8	2021 DISTRICTS 7-9	CHANGE (2019-2021)
RESIDENTIAL	\$8,202/AC.	\$14,222/AC.	+73.4%
COMMERCIAL/ INDUSTRIAL	\$24,321/AC.	\$41,175/AC.	+69.3%
RECREATIONAL	\$3,220/AC.	\$4,088/AC.	+27.0%

SOURCE: MICHIGAN STATE UNIVERSITY

The rental rate by agreement type has also shifted between 2019 and 2021. In Districts 7-9, 80.9% of leased agricultural land used a cash rent agreement without a bonus in 2021 (compared to 71% in District 8 in 2019). Rental rates per acre in these agreements increased by 23.3%. On the other hand, in cash rent agreements with a bonus (4.6% of agreements in 2021, 24% in 2019), the cost of rent decreased by 4.5%

TABLE 2.5. COST OF LEASES AGRICULTURAL LAND

LAND TYPE	2019 DISTRICT 8	2021 DISTRICTS 7-9	CHANGE (2019-2021)
CASH RENT WITHOUT BONUS	\$129/AC.	\$159/AC.	+23.3%
CASH RENT WITH BONUS	\$133/AC.	\$127/AC.	-4.5%
CASH BONUS	\$42/AC.	N/A*	N/A

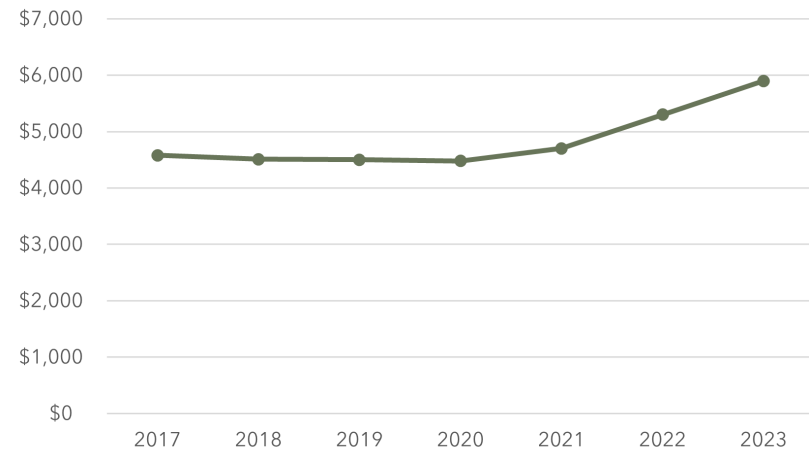
*NOTE: FEWER THAN 3 RESPONSES TO SURVEY

SOURCE: MICHIGAN STATE UNIVERSITY

As noted above, the 2019 and 2021 reports used different geographic extents to compile their average data. Looking at the less aggregated data from 2019 reveals that District 7 (southwest Michigan) had higher values for most land use types than District 8 had, and the difference varied between Districts 8 and 9. Therefore, the changes reported here between 2019 and 2021 may not reflect the actual change in value in Locke Township or the entire District 8 region. Figure 2.3, however, demonstrates that agricultural land values have risen steadily since 2021 after being relatively stagnant since 2017.

The report also noted factors that influence the value of agricultural land, as perceived by the survey respondents. In Districts 7-9 in 2021, the most important factors were yield history, terrain and continuity of parcels, and tileage. Factors that were not viewed as particularly significant included engaging in no-till and cover cropping practices.

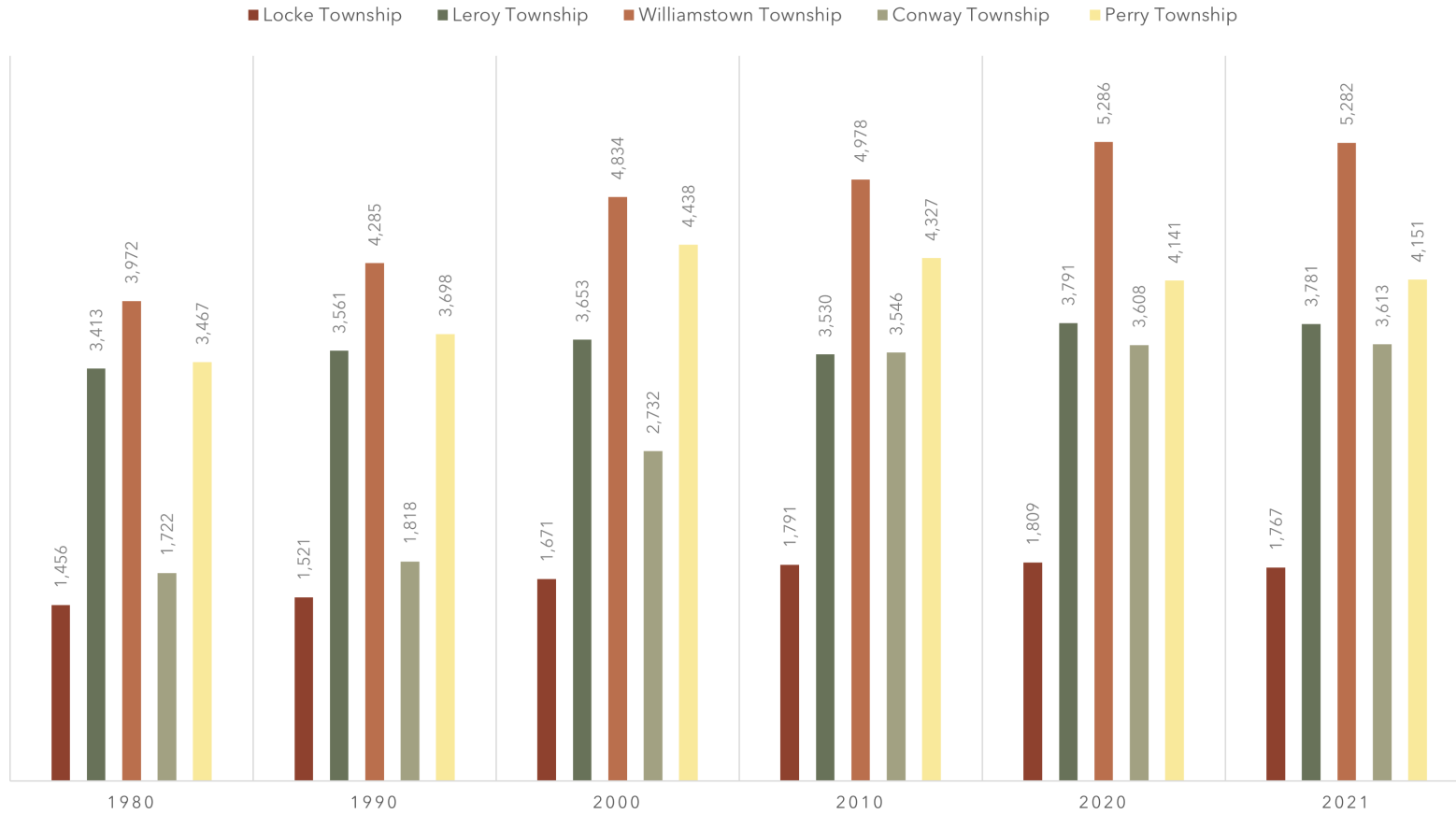
FIGURE 2.3. MICHIGAN CROP LAND VALUE PER ACRE 2017-2023



SOURCE: USDA NATIONAL AGRICULTURAL STATISTICS SURVEY

FIGURE 2.4: POPULATION CHANGE 1980-2021

LOCKE TOWNSHIP & SURROUNDING TOWNSHIPS TOTAL POPULATION 1980-2021



SOURCE: US CENSUS BUREAU

COMMUNITY PROFILE

Demographic factors are some of the most important aspects of community development and growth. When a population changes in size, income, age, housing needs, or some similar way, land use decisions and outcomes may be impacted, as a jurisdiction provides services in an effort to best serve the needs of its community. This chapter overviews the demographic composition of Locke Township.

TABLE 2.6: POPULATION CHANGE 1980-2021

COMMUNITY	1980	1990	2000	2010	2020	2021	CHANGE 1980-2021	CHANGE 2010-2021
LOCKE TOWNSHIP	1,456	1,521	1,671	1,791	1,809	1,767	21.4%	-1.3%
LEROY TOWNSHIP	3,413	3,561	3,653	3,530	3,791	3,781	10.8%	7.1%
WILLIAMSTOWN TOWNSHIP	3,972	4,285	4,834	4,978	5,286	5,282	33.0%	6.1%
CONWAY TOWNSHIP	1,722	1,818	2,732	3,546	3,608	3,613	109.8%	1.9%
PERRY TOWNSHIP	3,467	3,698	4,438	4,327	4,141	4,151	19.7%	-4.1%
INGHAM COUNTY	275,520	281,912	279,320	280,895	284,900	285,660	3.7%	1.7%
STATE OF MICHIGAN	9,262,078	9,295,297	9,938,444	9,883,640	10,077,331	10,050,811	8.5%	1.7%

SOURCE: US CENSUS BUREAU

Population

When developing a master plan, the population is among the most important measures to demonstrate growth and its potential impact on land use in a community. Therefore, understanding the Township’s population and growth trends in the region is essential when preparing a meaningful and realistic master plan.

Figure 2.4 on the previous page is a snapshot of the population changes between Locke Township and its neighboring townships over the last 40+ years. The figure shows that Locke Township’s population (Dark Brown) rises steadily over the decades (21%) but at a much more conservative rate than some neighboring townships, such as Conway Township (110%) or Williamstown Township (33%). Table 1 above presents the population change between 1980 and 2021 numerically. As mentioned, above, Locke Township has grown steadily, by 21.4%, over this period; however, between 2010 and 2021, the Township has experienced a slight decrease in population (-1.3%). Overall, Locke Township’s change since 1980 is nearly six times faster than Ingham County and more than twice as fast as the State of Michigan. Looking closely at the population numbers reveals dips in population rates between 2000-2010 and 2020-2021 due to two of the largest economic impacts the nation has faced in decades: the economic recession caused by subprime lending and the COVID-19 pandemic. However, short term impacts may happen to communities of all sizes in these unusual situations, and Locke Township residents should focus more on the

long-term population effects from growth. As both Figure 2.4 and Table 2.6 strongly indicate, the Township has been experiencing population growth consistently over many decades, although it is at a lower rate than some neighboring communities of similar demographic composition.

The historical trends in the Township indicate that the population has been rising, but at a moderate rate compared to surrounding jurisdictions. Due to the Township’s primarily rural setting, development pressure is minimal; however, pressure does exist and will continue as remote work becomes more typical and people choose to live on larger, less expensive lots than what someone may find in an urban or suburban area, yet within a thirty-minute drive of a large city. Therefore, it is doubtful that major population-level shifts will occur in the next 10-20 years.

POPULATION PROJECTIONS

Population projections provide a general sense of the growth that the Township might experience in coming years. The following generalizations are limited in scope and are based on past trends documented by the U.S. Census Bureau and from Locke Township’s residential building permits.

TABLE 2.7. ARITHMETIC GROWTH POPULATION ESTIMATE

AVERAGE ANNUAL GROWTH RATE (1980 - 2021)	2021	2030	2040	2050
+7.59	1,767	1,835	1,911	1,987

SOURCE: US CENSUS BUREAU

Arithmetic Method

The arithmetic method projects future population growth or decline based on the average number of persons added or subtracted each year. Using the arithmetic method, the following assumes that population change in the future will occur by the same number of people as has occurred annually since 1980. The Township experienced growth of approximately 7.59 persons per year, and the projection is estimated in Table 2.7.

TABLE 2.8. STANDARD GROWTH RATE POPULATION ESTIMATE

AVERAGE ANNUAL GROWTH RATE (1980 - 2021)	2021	2030	2040	2050
+0.522%	1,767	1,852	1,951	2,055

SOURCE: US CENSUS BUREAU

Growth Rate Method

The growth rate method projects future population change based on the average percent rate of change each year, assuming that the Township will continue to grow at the same rate it has over the past several decades. Between 1980 and 2021, the average annual rate of growth was 0.522% per year. Table 2.8 shows the projected population through 2050 as estimated using the growth rate method.

Building Permit Method

The building permit method of population change uses the number of residential building permits issued over the last several years to project a community's future population. This method relies on two assumptions. First, it assumes that the number of residential building permits issued each year will remain constant in the future,

TABLE 2.9. BUILDING PERMIT POPULATION ESTIMATE

BUILDING PERMITS (2010 - 2023)	AVERAGE PERSONS PER HOUSEHOLD	2021	2030	2040	2050
2.7	2.82	1,767	1,835	1,911	1,987

SOURCE: LOCKE TOWNSHIP

and that the community's population will continue to correspond to the number of permits previously issued. Second, it assumes that the average number of people per household will not change. Between 2010 and 2023, about 2.7 building permits were issued each year in Locke Township, and there were around 2.82 people per household in 2021, according to the American Community Survey. The projected population through 2050 using the building permit method is shown in Table 2.9.

TABLE 2.10. POPULATION PROJECTION AVERAGES

METHOD	2021	2030	2040	2050
ARITHMETIC	1,767	1,835	1,911	1,987
GROWTH RATE	1,767	1,852	1,951	2,055
BUILDING PERMIT	1,767	1,841	1,911	1,987
AVERAGE	1,767	1,841	1,924	2,010

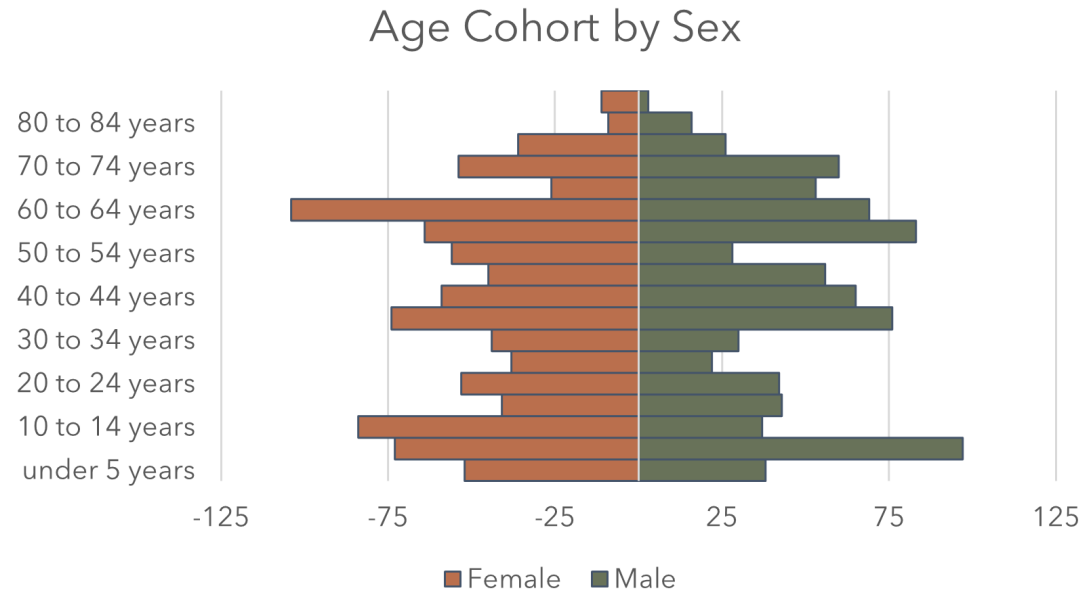
Population Projection Summary

Taking the average of the three above population projections offers a composite estimate of future population that may reduce the effects of potential biases in each individual method. Each method's projection for the decades from 2030 to 2050, in addition to the average projection, can be seen in Table 2.10 below. This process results in an estimated population of 2,010 for Locke Township by 2050.

AGE COMPOSITION

Population distribution by age provides information about school-aged children, the elderly, and potential long-term growth. For example, the Township's median age has increased from 40.8 years in 2010 to 41.1 years in 2021, according to the ACS 5-year estimates—an age increase of 0.7%. While the Township is getting older, it is aging at a much slower rate than the County and State: +5.5% for the former and +4.3% for the latter. Furthermore, the Township's median age was slightly above the state's median age (39.8 years) in 2021 and much higher than the County's median age (32.7 years). This is likely due to the presence of a large state university nearby. While higher than many places in the state, it is not unusual for rural areas to have a slightly higher median age than more urban/suburban areas.

FIGURE 2.5. AGE COHORT BY SEX FOR LOCKE TOWNSHIP (2021)



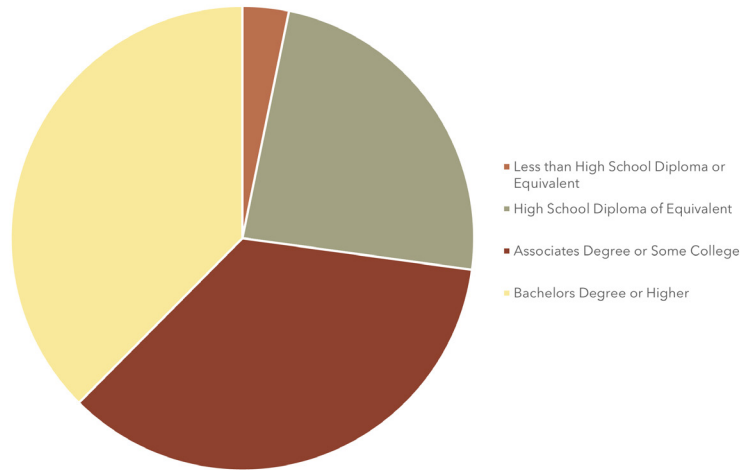
SOURCE: US CENSUS BUREAU

The age profile estimates for the Township are shown in Figure 2.5 above, which shows people in the age group of 60- to 64-year-olds make up the largest proportion (9.8%, n=173), followed by children aged 5 to 9 years old (9.6%, n=170) and adults aged 35 to 39 years old (8.5%, n=150). Children under eighteen comprise 25.4% of the total Township population, an increase from 22.3% in 2010. There has been a steady increase in persons over 65 in the Township: between 2010 and 2021, the Township saw an increase of 5.4% for people aged 65 and over from 11.2% (2010) to 16.6% (2021).

Non-working members of the population include preschoolers, K-12 students, retirees, and the elderly. These comprise approximately 42% of the population. Workers and homemakers make up the remaining 58%. The largest group of people is in the young- and middle-age family groups ranging in age from 25 to 64, comprising about 51.7% of the population. Families make up 44.4% of the population. Retirees make up about 29.8% of the population.

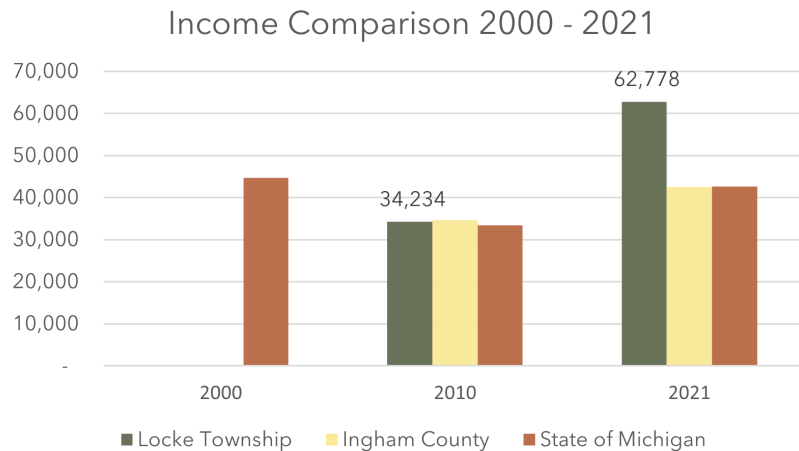
The aging population of the Township must be considered. Retirement-aged individuals make up about 20% of the total population and another 15% of the total population is between 55 and 65 years old. Therefore, more than a third of the current total population will be retired or elderly within the next ten years and many people are trying to figure out ways to age in place. As a result, an older community may require more specific housing than currently available in the Township (e.g., assisted living, senior living facilities, or accessory dwelling units to allow

FIGURE 2.6. EDUCATIONAL ATTAINMENT OF POPULATION 25 YEARS AND OVER (2021)



SOURCE: US CENSUS BUREAU

FIGURE 2.7. MEDIAN HOUSEHOLD INCOME IN DOLLARS (2000-2021)



SOURCE: US CENSUS BUREAU

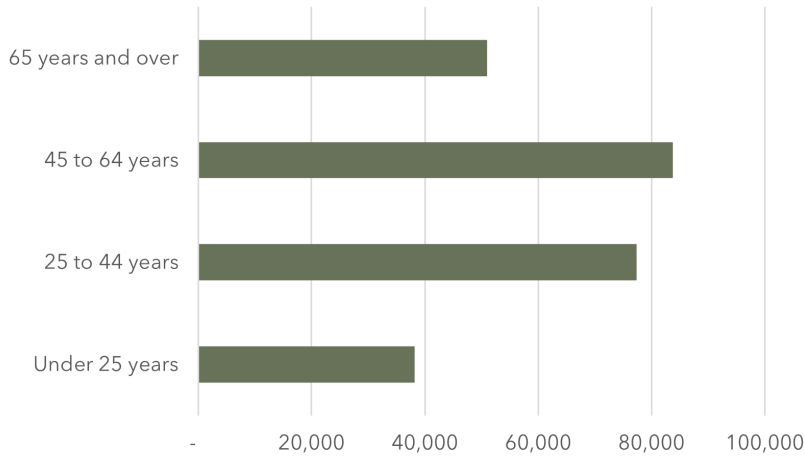
elderly family members to live with children or younger caretakers). Therefore, more accommodations for this aging population should be planned for in the near future to meet the needs of the Township’s population.

It is worth noting that the US Census classifies Hispanic/Latino populations separately from race. Approximately 12% of the population of South Haven Charter Township identified their ethnicity as of Hispanic or Latino origin in the 2020 Census.

EDUCATION

Three hundred (300) children over the age of three are currently enrolled in school in Locke Township (26.3%). About 96.8% of the population 25 years or older have an education equivalent to a high school diploma or higher in the Township, which is slightly higher than the county average (93.7%). However, the County (40.6%) had a higher number of people who obtained either a Bachelor’s degree or a Graduate/professional degree than the Township (37.5%).

FIGURE 2.8. MEDIAN HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER IN DOLLARS (2021)



SOURCE: US CENSUS BUREAU

INCOME

In 2021, the median income of Locke Township was estimated to be \$62,778, according to the American Community Survey. As shown in the figure below, the median income for the Township is much higher than the median household income of the County (\$42,548) and the State of Michigan (\$42,598). This is an unusual pattern and there is likely an underlying influence causing such a dramatic increase (+45.5%) over roughly a decade, while the State and County increased proportionally very similarly to one another over the same period.

TABLE 2.11. NUMBER OF HOUSEHOLDS BY INCOME GROUP (2021)

INCOME COHORT	HOUSEHOLDS	PERCENTAGE (%)
LESS THAN \$10,000	4	0.6%
\$10,000 TO \$14,999	4	0.6%
\$15,000 TO \$24,999	5	0.8%
\$25,000 TO \$34,999	46	7.3%
\$35,000 TO \$49,999	60	9.6%
\$50,000 TO \$74,999	96	15.3%
\$75,000 TO \$99,999	63	10.1%
\$100,000 TO \$149,999	180	28.8%
\$150,000 TO \$199,999	91	14.5%
\$200,000 OR GREATER	77	12.3%

SOURCE: US CENSUS BUREAU

Figure 2.8 shows the difference in median household income in 2021 when broken down into general age categories. Income rises steadily as more years of work experience pass, but tightens as people reach retirement age and generally lose their source of steady monthly pay. Table 2.11 shows that nearly 40% of the households earn more than \$50,000, which is more than the median income for the Township. Population below the poverty level was estimated to be 23.8% in the Township, 9% more than the county average and 10% more than the state average.

TABLE 2.12. EMPLOYMENT BY INDUSTRY (2010 - 2020)

INDUSTRY	PEOPLE 2021	PERCENTAGE (%)	PEOPLE 2010	PERCENT CHANGE (2010-2021)
AGRICULTURE, FORESTRY, HUNTING/FISHING, MINING	20	2.2%	108	-440.0%
CONSTRUCTION	112	12.2%	122	-8.9%
MANUFACTURING	138	15.1%	115	+16.7%
WHOLESALE TRADE	10	1.1%	27	-170.0%
RETAIL TRADE	53	5.8%	85	-60.4%
TRANSPORTATION, WAREHOUSING, AND UTILITIES	28	3.1%	40	-42.9%
INFORMATION	7	0.8%	11	-57.1%
FINANCE, INSURANCE, REAL ESTATE, RENTAL & LEASING	73	8.0%	69	+5.5%
PROFESSIONAL, SCIENTIFIC, MANAGEMENT, ADMINISTRATIVE, AND WASTE MANAGEMENT	50	5.5%	82	-64.0%
EDUCATION, HEALTHCARE, AND SOCIAL ASSISTANCE	227	24.8%	157	+30.8%
ARTS, ENTERTAINMENT, RECREATION, ACCOMMODATION, AND FOOD SERVICE	39	4.3%	88	-125.6%
OTHER SERVICES, EXCEPT PUBLIC ADMINISTRATION	47	5.1%	83	-76.6%
PUBLIC ADMINISTRATION	111	12.1%	69	+37.8%

SOURCE: ACS 5-YEAR ESTIMATES

EMPLOYMENT

The 2021 American Community survey estimates a total of 915 people in the labor force in the Township, and about 96.7% are estimated to be employed. The average travel time to work in the Township is 30 minutes. Most people (85.7%) reported driving to work in the Township, while 10.0% reported working from home.

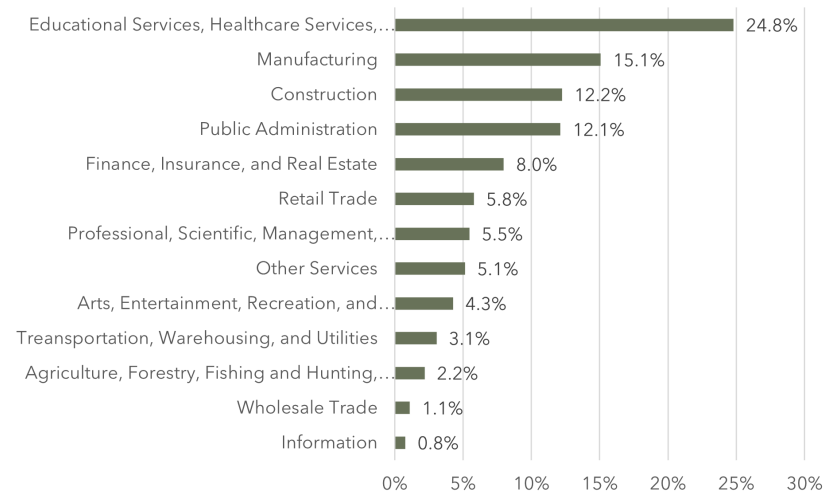
Traditional blue-collar occupations have approximately one-third share (33.6%) of the working population in the Township, while white-collar occupations have 55.5% and Service occupations have 10.9%. The Education, Healthcare, and Social Assistance industries contain the largest share of workers in the Township (24.8%) and the Manufacturing industry contains the second largest share of workers in the Township (15.1%).

In the Locke Township region, several major employers are in the manufacturing, professional, education, and service industries. These employers include the State of Michigan, Michigan State University and Lansing Community College, Sparrow Health Systems, McClaren Health Systems, General Motors, Auto Owners Insurance Group, Peckham Inc., and Dart Container.

As shown in Table 2.12 above, Other services, except public administration, experienced the most significant growth since 2010, followed by retail trade. Conversely, information, construction, and arts, entertainment, recreation, accommodation, and food service industries saw the most significant declines. Certain industries have dramatically lost participants over the last 10 or 12 years. For example, agriculture, forestry, and mining has dropped 440% since 2010. The largest employment sectors, such as healthcare and education (+30.8%), appear to continuously add more employment.

It is highly unlikely, however, that the Township will experience a drastic increase in people who are employed in these industries because of potential Township developments. It is noticeable that there was an incredible increase in the median household income in the last decade, far outpacing the surrounding county or state. Ingham County's median income increased at a rate of 18.7% over the past decade, and the State of Michigan increased 21.6%. However, the Township increased at a rate of 45.5%, more than double the state or county in the same period. The likely cause for this increase is new residents moving into the Township that had not lived there in 2010 and have dramatically higher earnings than previous residents. These types of trends happen when locations become attractive to new residents who have a higher disposable income and who are looking for larger, less expensive land to build homes large-scale residential subdivisions. If the mean (average) was taken, the skew would likely be a much higher income level due to the larger concentration of high-income earners.

FIGURE 2.9. EMPLOYMENT BY INDUSTRY (2010-2020)

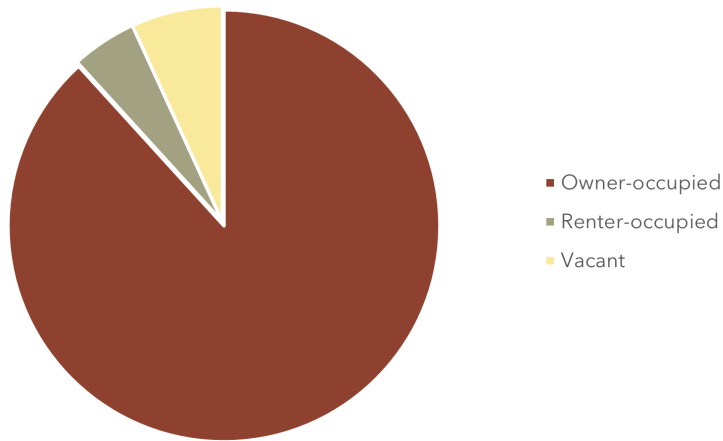


SOURCE: ACS 5-YEAR ESTIMATES

HOUSING

As seen in Figure 2.10, the 2021 ACS estimates that there were 672 housing units in Locke Township in 2021. Of these, 626 units, or 93.2%, were occupied (593 units were owner-occupied and 33 units were renter-occupied).

FIGURE 2.10. HOUSING OCCUPANCY BY NUMBER OF UNITS (2021)



SOURCE: ACS 5-YEAR ESTIMATES

The vast majority of units in Locke Township were single-family units in 2021, with 96.9% of units being composed of single-family detached housing and 1.8% (the next largest category) being single-family attached. No residential structures in the township had more than two units.

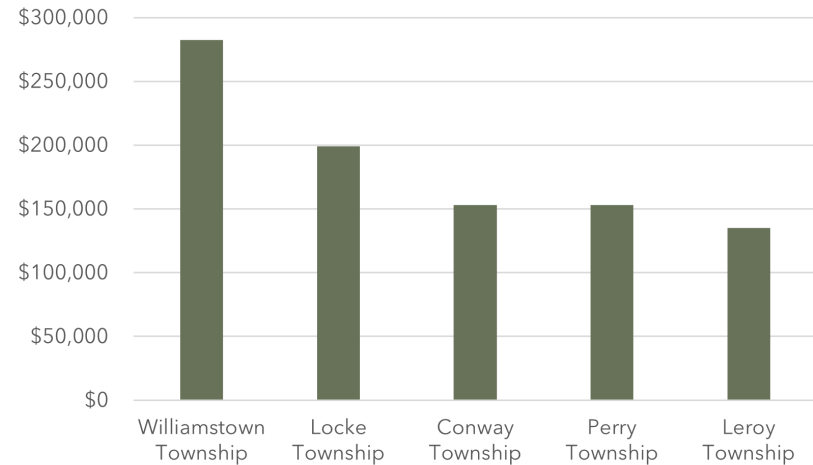
The median home value in Locke Township was \$199,100 in 2021, and the median monthly rent price was \$1,125. As shown in Figure 8, Locke had a higher median home value than most surrounding townships, with the exception of Williamstown Township, which had a median home value of \$282,300.

TABLE 2.13.. HOUSING TYPE BY UNIT (2021)

TYPE OF UNIT	PERCENT OF TOTAL UNITS
1-UNIT, DETACHED	96.6%
1-UNIT, ATTACHED	1.8%
2 UNITS	0.4%
MULTIFAMILY (3 UNITS OR MORE	0.0%
MOBILE HOMES	0.9%

SOURCE: ACS 5-YEAR ESTIMATES

FIGURE 2.11. MEDIAN HOME VALUE (2021)



SOURCE: ACS 5-YEAR ESTIMATES

COMMUNITY INFRASTRUCTURE, SERVICES, AND FACILITIES

Community services and facilities provide residents with the resources necessary to thrive. This infrastructure helps people access work, education, recreation, food, healthcare, home, and more. Locke Township offers a variety of community services and manages many types of facilities to support its residents' needs. This chapter highlights those services and facilities.

Transportation

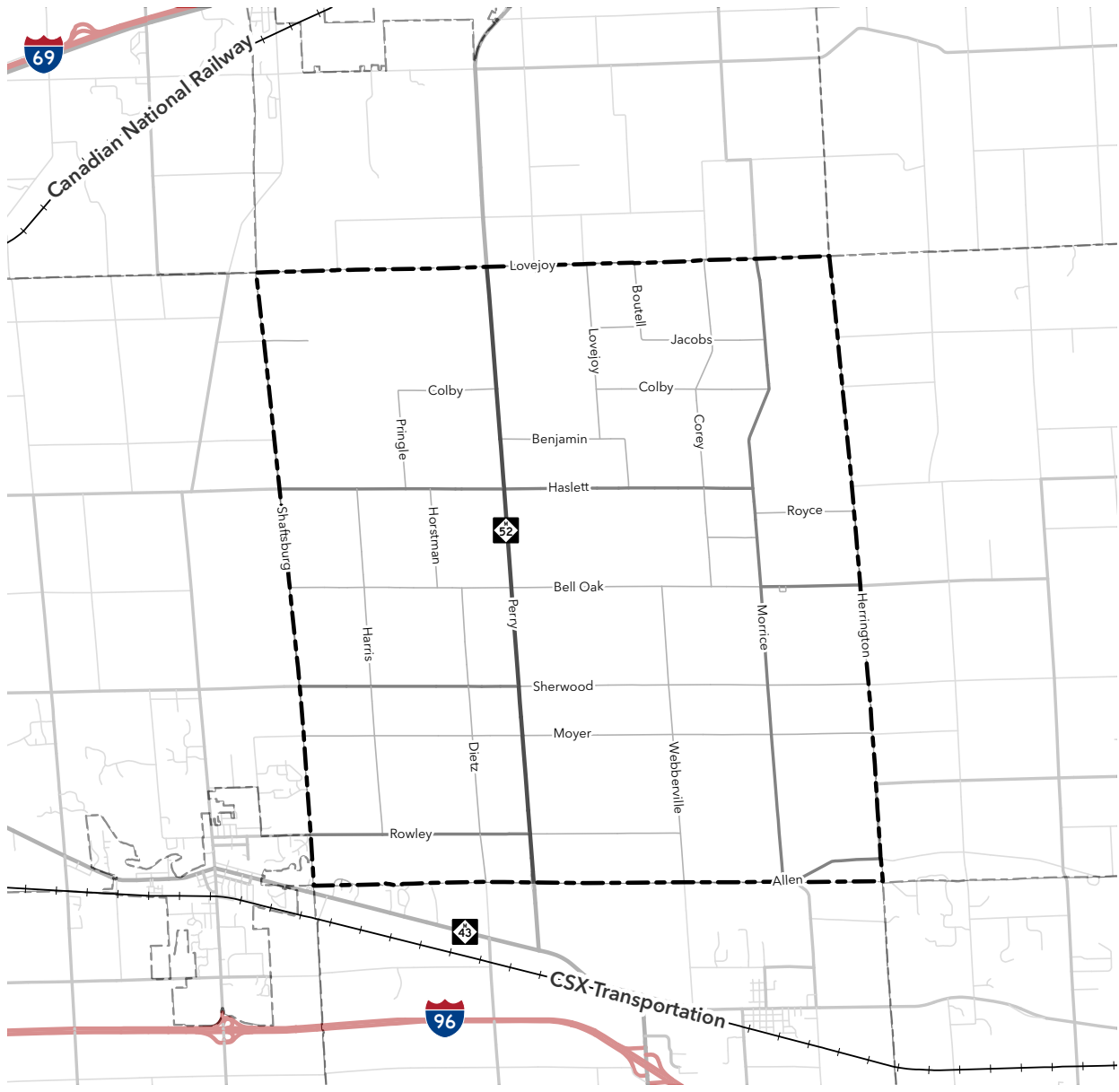
State highway M-52 runs through Locke Township in the north-south direction, reaching up to the Saginaw area in the north and the Ohio state border in the south. While there are no other major roadways in the Township, M-43 is located just south of the Township, running west past Lansing until it meets M-50. The Township is also located between I-69, which connects Port Huron to Indiana and beyond, to the north, and I-96, which reaches from the Muskegon area to Detroit, to the south. This positions Township residents well to access other areas of the state.






The Michigan Department of Transportation collects traffic count data at various locations throughout the state to help determine where funding for maintenance and road development should be allocated. The Traffic Count Database System (TCDS) measures Annual Average Daily Traffic (AADT), which is an estimate of the volume of traffic a roadway receives in a day over the course of a year. One record was taken in Locke Township in 2023, on Sherwood Road west of Perry Road. This location had an AADT of 499, which was a significant decrease from what it had been the previous several years. From 2019 to 2022, the AADT at this location was 1,016, 886, 980, and 954, respectively. Compared to the annual changes in previous year, the decline from 2022 to 2023 is drastic and unusual, so planning decisions should not be made based on the 2023 decline alone.

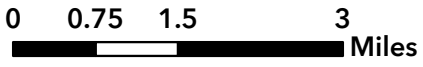
TABLE 2.14. STATUS OF ROAD MILEAGE (2011)

	BITUMINOUS	GRAVEL	CONCRETE	TOTAL
PRIMARY ROADS	20.84	-	-	20.84
LOCAL NON-SUBDIVISION	36.1	13.25	-	49.35
LOCAL SUBDIVISION	0.44	-	-	0.44
TOTAL	57.38	13.25	-	70.63

SOURCE: INGHAM COUNTY ROAD COMMISSION



-  Interstate Highway
-  State Highway
-  Principal Arterials
-  Minor Arterials
-  Railroads



Utilities

No public sewer or water services exist in Locke Township. Instead, residents use private wells and septic systems to access potable water and dispose of sewage.

Electric and gas utilities are provided to Township residents by DTE Energy and Consumers Energy.

Internet

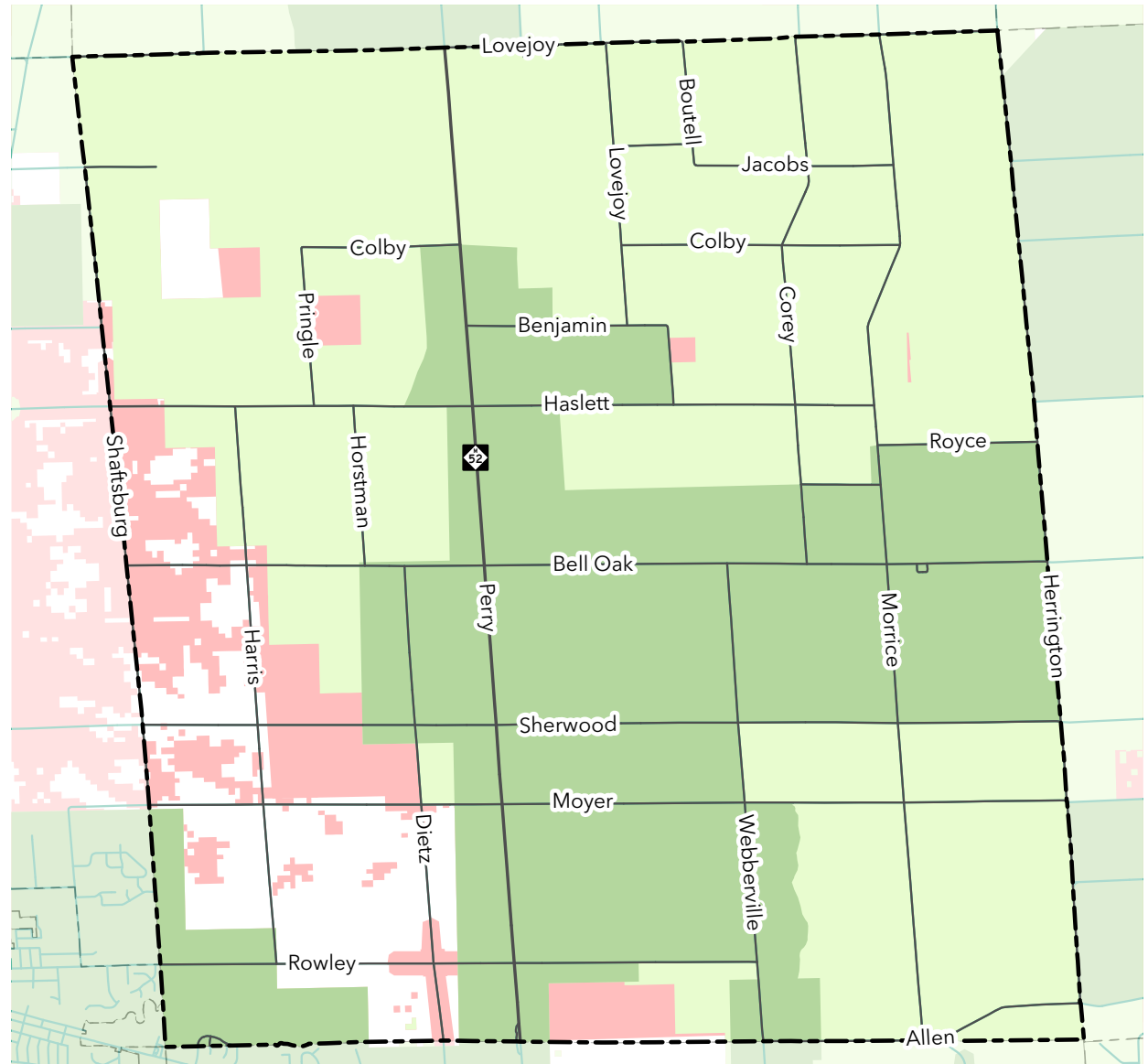
Consistent access to the internet is an important part of working people’s and students’ lives across the United States. In particular, broadband internet access allows people to access and navigate the internet at higher speeds than allowed by alternative services. Providing equitable broadband internet access to all demographics helps bridge gaps in educational attainment, employment access, socioeconomic equality, public safety, communications, agriculture, and more. Rural areas like Locke Township have historically been underserved by broadband internet, which makes economic development more challenging in these areas as a result of the consequences described above.

MAP 2.8.. TRANSPORTATION

Map 2.8 shows internet speeds throughout Locke Township. The map shows that the majority of the Township has access to high-speed internet, with download speeds of at least 25Mb/second. However, some areas, especially in the southwestern portion of the Township, still lack access to high-speed internet. According to the USDA Census of Agriculture for 2022, 87% of farms in Ingham County had access to internet.

Emergency Services

Emergency services, including fire suppression, rescue services, and emergency medical services (ambulance and paramedics), are provided by the Northeast Ingham Emergency Service Authority (NIESA). NIESA does not have a station in Locke Township; the two stations operated by NIESA are located in the City of Williamston and in the Village of Webberville in Leroy Township.



MAP 2.8 BROADBAND INTERNET SERVICE SPEED

- 100Mb/second
- 25Mb/second
- 10Mb/second



Schools

Locke Township is served by five public school districts:

- **Webberville Community Schools:** occupies the southeastern portion of the Township and well into the northern half
- **Williamston Community Schools:** occupies the southwestern portion of the Township
- **Perry Public Schools:** occupies the northwestern portion of the Township and some of the northeastern portion. Part of the Shiawassee Regional ESD
- **Morrice Public Schools:** occupies some of the northeastern portion of the Township. Part of the Shiawassee Regional ESD
- **Fowlerville Community Schools:** occupies a small part of the eastern portion of the Township at the eastern boundary. Part of the Livingston ESA

No school facilities from these districts are located in Locke Township itself. St. Mary Catholic School and Seventh-Day Adventist School are private schools located nearby in the City of Williamston.

Public Facilities

Locke Township manages and owns several public facilities. Locke Township Hall is the center of government for the Township, where board and commission meetings are held. The Township Hall is also available to be rented for a fee. In addition to the Township Hall, Locke Township hosts three public cemeteries: Shaftsbury Cemetery, Bell Oak Cemetery, and Rowley Cemetery.



CHAPTER 3

OUR VISION



A VISION FOR OUR COMMUNITY

Our vision is to preserve our rural township's agricultural heritage and landscapes, foster responsible residential growth within sustainable areas near existing development and future infrastructure, encourage thoughtfully clustered commercial development, and safeguard our community's character and natural resources from the pressures of suburban expansion.

Preserving Agriculture

- Honor and sustain the township's agricultural legacy by protecting farmland, supporting farming economies, and promoting a rural lifestyle rooted in tradition and stewardship.

This vision emphasizes safeguarding the township's agricultural resources, preserving its open spaces, and promoting farming as a cornerstone of the community's identity. It supports practices like zoning for farmland preservation, implementing conservation easements, and fostering local food systems.

- Safeguard the township's rural identity by establishing clear boundaries and planning policies to prevent unregulated suburban encroachment.

This vision emphasizes the use of a clear residential delineation, zoning regulations, and collaborative planning to resist the spread of suburban sprawl. It aims to maintain low-density land use and protect the community's rural way of life by establishing districts which are designed principally for residential uses.

Residential Development

- Residential development will be promoted within growth areas to meet housing needs while maintaining the township's open spaces, rural character, and infrastructure efficiency.

The township will focus on guiding residential growth to specific zones, this vision limits sprawl and minimizes conflicts with agricultural uses. It aligns with strategic future infrastructure investments and clustering homes to leave room for natural areas and farming.

Clustered Commercial Development

- Encourage compact and accessible commercial hubs that serve community needs, enhance economic vitality, and respect the township's rural character.

This vision supports the development of small-scale, clustered commercial areas, particularly the major intersections of M-52 and Bell Oak Road and M-52 and Haslett Road. It avoids strip development and promotes efficient land use, and aesthetic harmony with rural surroundings.



Planned Industrial Development

- Promote sustainable industrial growth through Planned Unit Development (PUD) to ensure high-quality design, environmental stewardship, and compatibility with the community's rural character and resources.

This vision prioritizes intentional, well-organized industrial development tailored to fit the township's goals and needs. By requiring Planned Unit Development for industrial zoning, the township ensures that new industrial facilities are designed with flexibility, innovation, and long-term sustainability in mind. This approach fosters compatibility with surrounding land uses, minimizes environmental impacts, and encourages efficient use of infrastructure. The vision also emphasizes the importance of creating opportunities for economic growth while preserving the township's overall identity and quality of life.

Rural Heritage

- Preserve and celebrate our rural heritage by protecting farmland, fostering traditional agricultural practices, conserving open spaces, and maintaining the township's scenic landscapes and cultural identity for future generations

This vision emphasizes safeguarding the township's historical connection to agriculture and its natural surroundings. It seeks to protect working farmlands, promote sustainable farming practices, and conserve the open spaces that define the area's rural character. By integrating cultural traditions and environmental stewardship into planning efforts, the township ensures that its rural heritage remains a vibrant and cherished part of the community's identity.

CHAPTER 4

GOALS AND OBJECTIVES



To balance growth and preservation by protecting the township's agricultural heritage, promoting responsible development in designated areas, clustering commercial and industrial uses for efficiency, and safeguarding rural character against the pressures of suburban expansion; the township's has created a set of goals to accomplish its vision.

AGRICULTURAL PRESERVATION

Establish a rural residential transition zone that balances the need for housing with the protection of agricultural lands, ensuring that development occurs in a way that supports rural character, minimizes conflicts with farming operations, and preserves open space and natural resources.

- **Zoning Regulations and Design Standards**

Develop zoning ordinances that limit residential density east of the Shaftsbury Road corridor, requiring lot sizes and layouts that are compatible with the surrounding agricultural uses. Establish buffer zones or setback requirements to minimize potential conflicts between residential and farming activities.

- **Infrastructure and Service Planning**

Direct development to areas where public infrastructure, such as roads and utilities, can be extended cost-effectively without compromising agricultural operations. Avoid creating new service demands that would encourage sprawl into productive farmland.

- **Conservation Easements and Incentive Programs**

Collaborate with land trusts and the state government to offer incentives, such as tax breaks or development rights transfers, for property owners who preserve farmland within this transition area. Encourage clustering of homes on smaller lots to maintain larger contiguous agricultural areas.

Implementation Strategies

Implementation Strategies for Preserving High-Quality Agricultural Soils:

Prime Farmland Mapping and Zoning

- **Conduct a comprehensive soil survey to identify and map high-quality agricultural soils.**
- **Use the survey to designate these areas as agricultural protection zones within the zoning ordinance.**

Suburban Containment

- **Establish a specific residential district containing promotes higher density . Restrict rezoning of prime farmland for non-agricultural uses within these boundaries.**

Incentive Agricultural Land Conservation

- **Promote programs such as Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) to compensate landowners for preserving farmland.**

Comprehensive Land Use Planning

- **Integrate agricultural preservation policies that direct new development to infill areas or marginal lands.**
- **Require agricultural impact assessments for developments proposed near prime farmland.**

Encourage Cluster Development

- Allow cluster development along the western township boundary areas, concentrating housing on less productive soils while keeping prime agricultural land intact.
- Include density bonuses for developers who prioritize farmland conservation in their projects.

Adopt Agricultural Buffers

- Require setbacks and vegetative buffers between farmland and new developments to reduce conflicts and protect farming operations.

Public and Stakeholder Engagement

- Collaborate with farmers, landowners, and community members to identify key areas for preservation and align efforts with local agricultural needs.

Monitor and Enforce Land Use Regulations

- Implement regular reviews of land use plans and zoning codes to ensure ongoing protection of prime farmland.
- Establish penalties or disincentives for unauthorized development on designated high-quality soils.

Support Agricultural Viability

- Promote policies that enhance the economic sustainability of farming, such as access to markets and infrastructure improvements.
- Facilitate the integration of agritourism or other supplemental income opportunities to make farmland preservation more attractive to landowners.

Leverage State and Federal Programs by partnering with state and federal agencies to access funding and technical support for farmland preservation programs, such as the USDA's Farmland Protection Program.

Farmland and Open Space Preservation Program (PA 116) which provides tax incentives to landowners who commit to keeping their land in agricultural use for a specified period (typically 10-99 years).

- Participants receive income tax credits in exchange for restricting development on their farmland.
- Includes agreements for conservation easements, development rights acquisition, and temporary restrictions on development.

Agricultural Preservation Fund

- Offers grants to local governments to help purchase development rights (PDRs) on farmland.
- Focuses on permanently protecting high-quality farmland by compensating landowners for the value of the development rights they relinquish.

Qualified Forest Program (QFP)

- Aimed at private forest landowners, this program provides property tax exemptions for lands managed under an approved forest management plan.
- Helps preserve rural landscapes and complement agricultural preservation by keeping lands in compatible uses.

Regional and Local Agricultural Preservation Initiatives

- Collaborating with regional planning organizations and local governments to support agricultural preservation planning and zoning efforts.

Environmental Stewardship Programs

- **Programs like the Michigan Agriculture Environmental Assurance Program (MAEAP) promote environmentally friendly farming practices.**
- **While not explicitly preservation-focused, they encourage the sustainable use of agricultural lands, indirectly supporting long-term preservation.**

Conservation Reserve Enhancement Program (CREP)

- **A partnership with the USDA that provides financial incentives for farmers to implement conservation practices that preserve soil, water, and wildlife habitats.**
- **Keeps marginal lands in conservation use, supporting the overall agricultural landscape.**

Support Agricultural Economies

Promote land use policies that enhance the economic viability of farming, including agritourism, value-added agricultural enterprises, and local food systems.

Prevent Urban Encroachment

Establish clear buffer zones to limit the spread of urban and suburban development into agricultural areas.

Encourage Agricultural-Compatible Development

Require new developments near agricultural land to incorporate measures that minimize conflicts, such as setbacks, buffering, and shared infrastructure.

Foster Long-Term Land Stewardship

Encourage sustainable farming practices and conservation programs that maintain soil health, water quality, and biodiversity within agricultural districts.

Promote Cluster Development

Allow residential or commercial developments in agricultural zones only if designed to minimize land consumption, such as through cluster developments or density transfers.

Strengthen Land Use Regulations

Adopt zoning ordinances that limit non-agricultural land uses in designated agricultural districts and discourage fragmentation of farmland into smaller, non-viable parcels.

Encourage Conservation Easements

Work with land trusts and agricultural organizations to expand the use of conservation easements, keeping farmland in production while providing financial benefits to landowners.

Facilitate Agricultural Innovation

Create zoning allowances for emerging agricultural practices, such as vertical farming, renewable energy projects, or sustainable greenhouse operations, to adapt to changing farming needs.

Preserve Rural Character

Protect scenic views, historical farmsteads, and rural landscapes that contribute to the cultural identity and aesthetic value of agricultural areas.

HOUSING DEVELOPMENT

Facilitate the development of small-lot residential areas within residential districts in a manner that provides housing opportunities while maintaining the township's agricultural viability, minimizing land use conflicts, and preserving the overall rural character.

Flexible Zoning Regulations

Introduce zoning provisions that allow for smaller residential lot sizes within designated areas of the township, ensuring these lots are located on less productive or marginal farmland to preserve prime agricultural land for farming activities.

Cluster Development Incentives

Promote clustered residential developments that concentrate housing on smaller portions of land, leaving larger contiguous tracts available for agriculture or open space. Incorporate incentives such as density bonuses for developers who implement this approach.

Agricultural Buffer Requirements

Establish buffering standards, such as vegetative screens or setback requirements, to separate small-lot residential areas from active farming operations, reducing potential conflicts over noise, odors, or pesticide use.

Infrastructure and Service Alignment

Ensure that new residential developments are planned in areas where potential future infrastructure, such as water, sewer, and roads, can support increased density without excessive costs or encroachment on farmland. Align public services to minimize disruption to agricultural operations.

COMMERCIAL DEVELOPMENT

Establish strategically located commercial nodes that provide essential goods and services, promote economic vitality, and are designed to complement the township's rural character while minimizing land use conflicts and preserving open space.

Promote Strategic Growth

Foster the development of commercial nodes at the intersections of Bell Oak Road and Haslett Road along the M-52 to serve local and regional needs, enhance economic opportunities, and support accessibility while minimizing sprawl.

Ensure Compatibility with Surrounding Land Uses

Plan commercial nodes that integrate seamlessly with surrounding rural, agricultural, or residential areas, incorporating design standards and buffers to preserve the local character and minimize land use conflicts.

Preserve Traffic Flow and Safety

Implement access management strategies, including turn lanes, shared entrances, and traffic controls, to ensure that commercial development at intersections enhances rather than hinders highway traffic flow and safety.

INDUSTRY

Encourage well-planned industrial growth through the exclusive use of Planned Unit Development (PUD) zoning to ensure high-quality design, compatibility with surrounding land uses, efficient infrastructure use, and the preservation of environmental and community resources.

Design Flexibility and Zoning Innovation

Utilize the PUD framework to allow for innovative industrial site layouts, tailored to the specific needs of businesses while meeting community and environmental standards.

Develop clear guidelines for industrial PUD applications, addressing building design, landscaping, noise control, traffic management, and environmental mitigation.

Identify specific zones or corridors best suited for industrial PUDs based on proximity to transportation networks, utilities, and workforce populations.

Compatibility with Adjacent Uses

Ensure that industrial developments are designed to minimize adverse impacts on nearby residential, agricultural, or commercial areas through effective buffering, screening, and transitional land uses.

Sustainability and Environmental Stewardship

Require PUDs to incorporate sustainable practices such as low-impact stormwater systems and protections for natural habitats.

Economic Growth and Community Integration

Encourage industrial developments that provide local employment opportunities while supporting broader community goals for balanced growth and enhanced quality of life.

CHAPTER 5

FUTURE LAND USE



FUTURE LAND USE

By addressing the intricacies of preserving agriculture, rural character, and environmentally sensitive areas while still strategically planning for residential, commercial, and industrial land uses, rural communities can effectively balance the preservation of their unique character with the necessary connections and resources offered by neighboring town centers, fostering a sustainable and harmonious relationship between the two environments.

The future land use categories in Locke Township are underpinned by a comprehensive understanding of various factors that contribute to the area's developmental potential and growth. The Land Use Plan plays a critical role in the township's planning and zoning efforts, serving as the fundamental blueprint for the creation of the Zoning District Map (5.2) and establishing specific regulations, performance standards, and criteria for development. By taking into account the existing land uses and potential future developments, the plan endeavors to guide the overall pattern of development and land use arrangements, ensuring a cohesive and well-coordinated approach to future growth.

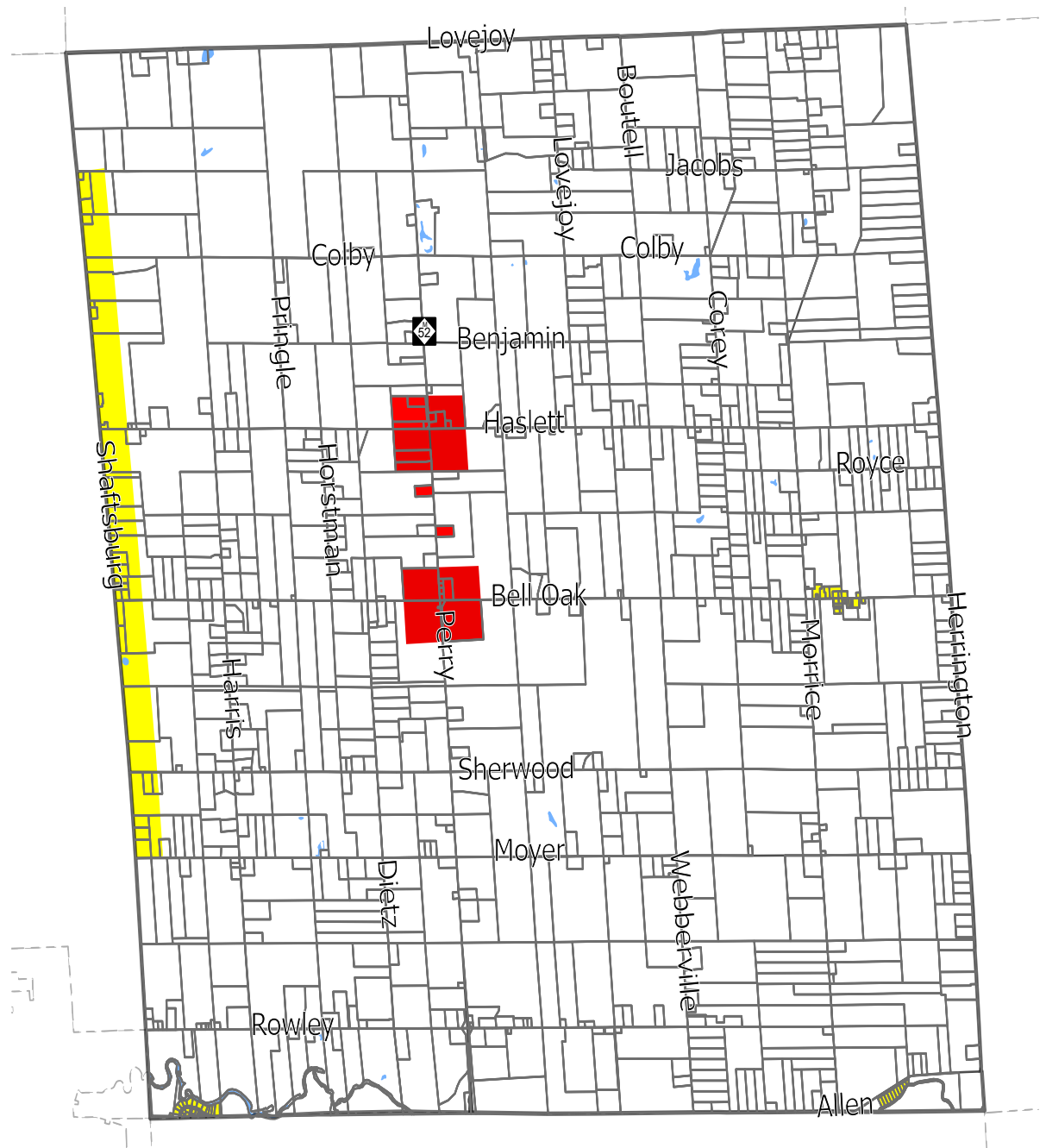
Locke Township's land use potential is significantly influenced by a range of regional factors that underscore its strategic location and connectivity. Being situated near Interstate 96 and centrally divided by M-52, the township serves as a crucial crossroad for agricultural industry, facilitating the movement of industrial, commercial, and recreational traffic between major economic centers such as Detroit, Lansing, Grand Rapids, and Chicago. Its proximity to the Lansing Metropolitan Area further enhances its employment and commercial hub role. Additionally, the township's active engagement in the farming industry and its connection to regional and national markets

influence its agricultural development and land use strategies. A regional international airport also supports air transportation, contributing to the township's overall connectivity and economic activities.

On a local scale, Locke Township's land use potential is shaped by various factors intrinsic to its immediate surroundings and infrastructure. The intensive development within the neighboring City of Williamston and large suburban townships, such as Meridian Township, exerts a significant influence on the township's future development plans, necessitating careful coordination and planning to ensure sustainable growth and harmonious expansion. Additionally, the existing development patterns and available land space within the township form the cornerstone for future land use potential and expansion strategies. The presence of nearby infrastructure, including water supply (City of Williamston), wastewater disposal systems (City of Williamston), and transportation interchanges, also plays a pivotal role in determining the township's developmental trajectory. Furthermore, the township's participation in the regional economic sectors, such as industrial manufacturing, agriculture, hospitality, health and education, and emergency services, along with the presence of major educational and cultural facilities, contribute to the formulation of land use plans that accommodate and support these sectors. All these factors contribute to local land use planning and zoning initiatives, promoting a well-rounded and inclusive approach to community development. The following are Locke Township's identified future land use categories and a description of each.

General Agriculture

The primary purpose of this area is to prioritize the protection and preservation of land best suited for farming, forestry, and other natural uses, ensuring these resources remain viable for current and future generations. While residential development is allowed, it is intended for those who value a countryside lifestyle and the agricultural or natural character of the area. Due to its distance from population centers, this area is unsuitable for public water and sewage systems, making it ideal for homes with private wells and septic systems. Additionally, this designation supports initiatives and programs to safeguard farmland and promote agricultural sustainability.



MAP 5.1. FUTURE LAND USE

- General Agriculture
- Local Commercial
- Residential



Local Commercial

The local commercial designation is designed to concentrate permitted businesses within identified development nodes best suited for commercial use, ensuring efficient land use and access to primary road networks. This approach protects the township's environmental character by limiting scattered development and preserving open spaces, agricultural lands, and natural resources. Focusing the township's commercial activity in designated areas, the district supports economic vitality while maintaining the rural and ecological integrity of the surrounding landscape.

Industrial

Industrial development will solely be allowed through a Planned Unit Development (PUD) approach to ensure that such uses are appropriately located and thoughtfully designed. This method provides for carefully considering access to transportation networks, the availability of necessary infrastructure, and the potential impacts on surrounding farming and residential areas. By requiring industrial development to align with these criteria, the township can minimize conflicts with agricultural operations and preserve the character of residential districts. Additionally, this approach prioritizes the protection of sensitive environmental features, ensuring that industrial growth occurs sustainably and without compromising the township's natural resources or rural identity.

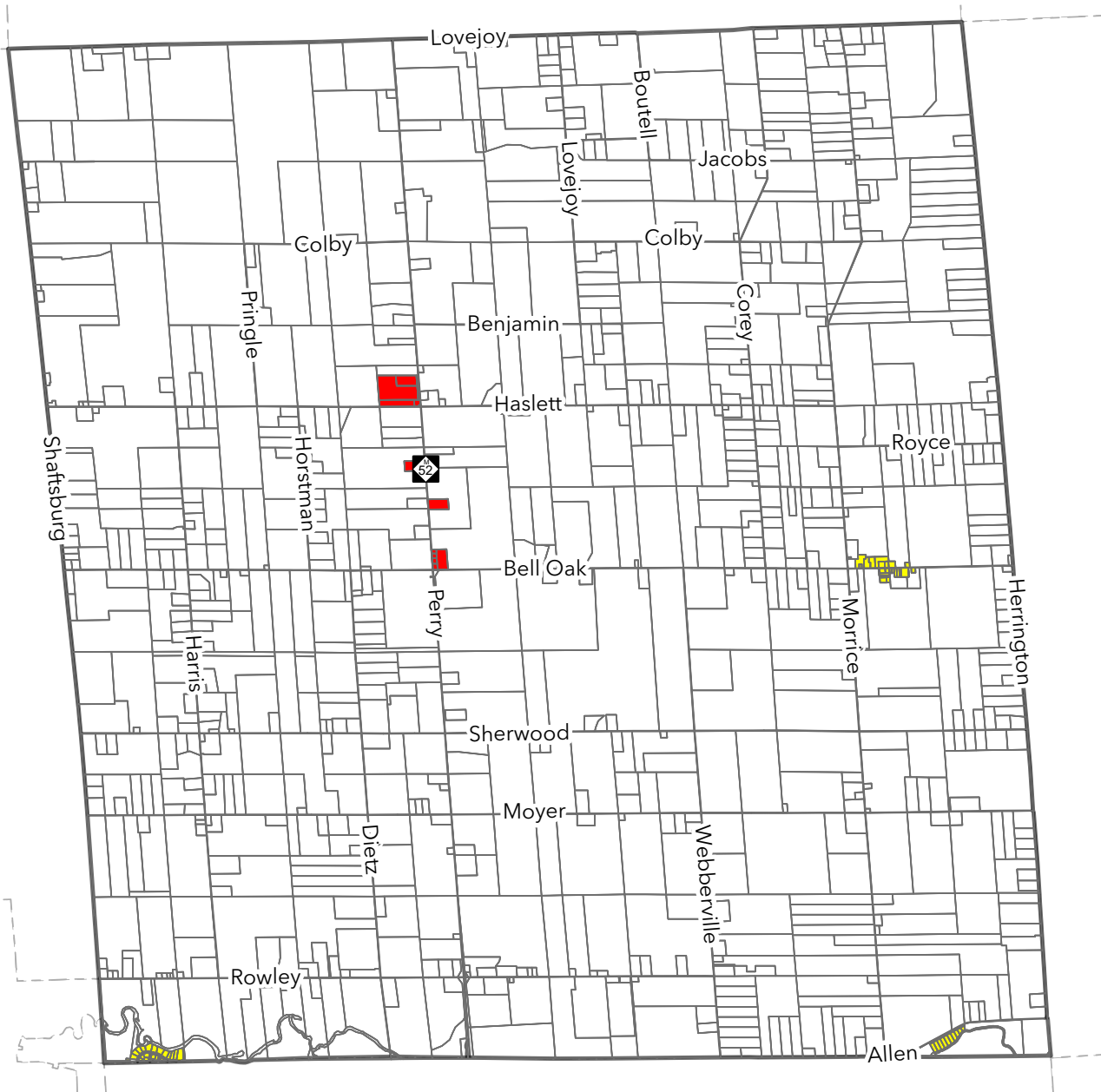
Low-Density Residential




The Low-Density Residential future land use category accommodates targeted small-lot and clustered residential developments that align with the township's rural character and land preservation goals. This category emphasizes efficient land use by concentrating homes within thoughtfully planned clusters, in proximity to more dense neighboring development in adjoining communities while leaving significant portions of the surrounding township as open space or agricultural land. Developments in this category are intended to minimize infrastructure demands while maintaining the scenic and environmental qualities of the township. By carefully managing residential density and layout, this category supports a balance between housing needs and preserving farmland, natural resources, and rural aesthetics.



ZONING PLAN

As outlined in the Michigan Planning Enabling Act (MPEA), a zoning plan is a foundational document that guides the development and implementation of a municipality's zoning ordinance. It serves as a land-use regulation road map and is typically included in the community's master plan. The zoning plan describes how the land use goals, policies, and recommendations of the master plan will be translated into zoning districts, standards, and regulations. It identifies specific zoning categories, their intended purposes, and the locations where these districts should be applied. Additionally, it outlines how zoning will address key issues like land use compatibility, infrastructure alignment, environmental protection, and community character. By connecting the master plan's vision with enforceable zoning regulations, the zoning plan ensures that growth and development align with the community's long-term goals.



-  A-1, General Agriculture
-  B-1, Local Commercial
-  R-1, Low Density Residential

MAP 5.2. ZONING MAP

FUTURE LAND USE DESIGNATION	KEY COMPONENTS		CORRESPONDING ZONING DISTRICTS	
GENERAL AGRICULTURE	LOTS	5 ACRE MINIMUM	A-1 GENERAL AGRICULTURE	THE GENERAL AGRICULTURE DISTRICT IS INTENDED TO PRESERVE FARMING, PROTECT SENSITIVE ENVIRONMENTS, AND PROTECT THE AGRICULTURAL HERITAGE OF THE TOWNSHIP
	DENSITY	1 UNIT PER 5 ACRES		
	UTILITIES	WELL/SEPTIC		
LOCAL COMMERCIAL	LOTS	43,560 (1 ACRE)	B-1 LOCAL COMMERCIAL	THE PURPOSE OF THE B-1 DISTRICT IS TO PROVIDE FOR RETAIL, SERVICE, AND OFFICE ESTABLISHMENTS. OTHER LAND USES MAY BE CONSIDERED COMPATIBLE IN THIS DISTRICT, BUT IS INTENDED TO REMAIN COMPATIBLE WITH THE SURROUNDING RURAL CHARACTER.
	UTILITIES	WELL/SEPTIC		
INDUSTRIAL	LOTS	2 ACRE MINIMUM	I-1/PUD	THE INDUSTRIAL DISTRICT IS INTENDED TO PROVIDE FOR A VARIETY OF MANUFACTURING AND OTHER INDUSTRIAL USES.
	UTILITIES	WELL/SEPTIC PERMISSIVE, BUT PUBLIC UTILITY CONNECTION DESIRED		

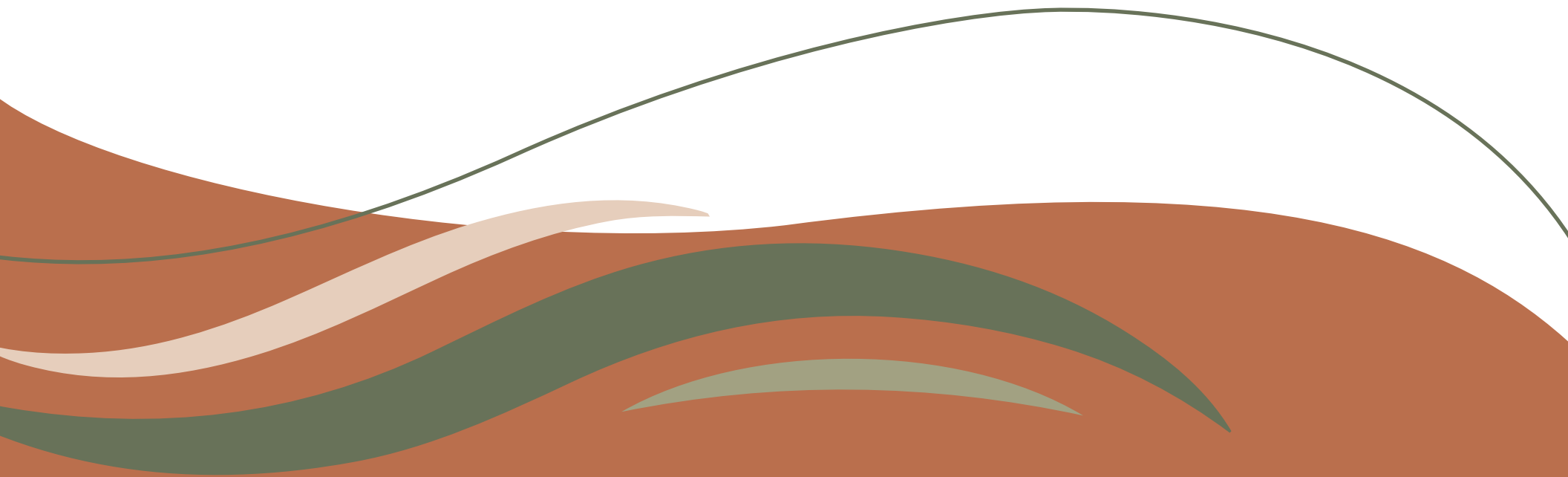
LOW-DENSITY RESIDENTIAL	LOTS	21,780 SQ. FT. (0.5 ACRE) W/UTILITIES 43,560 SQ. FT. (1 ACRE) W/ WELL-SEPTIC	R-1, R-2, R-3	THE R-1 DISTRICT, R-2, AND R-3 DISTRICTS ARE DESIGNED TO PERMIT LOW, MEDIUM, AND HIGHER DENSITY RESIDENTIAL DEVELOPMENT. THIS INCLUDES CLUSTERED DEVELOPMENT PATTERNS.
	DENSITY	2 UNITS PER 1 ACRE		
	UTILITIES	WELL/SEPTIC - 1 ACRE MIN. PUBLIC UTILITY - 0.5 ACRE MIN.		
MANUFACTURED HOUSING	LOTS	PER STATE REQUIRED	R-MHC	THIS DISTRICT CAN BE PERMITTED AS A REZONING IN ANY RESIDENTIAL DISTRICT THAT MEETS THE REQUIREMENTS OF THE MICHIGAN MANUFACTURED HOUSING ACT
	DENSITY	PER STATE REQUIRED		
	UTILITIES	PER STATE REQUIRED		





APPENDIX A

ADOPTION RESOLUTIONS



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