



Master Plan

Quincy Township
Branch County, Michigan

Adopted December 4, 2002

Quincy Township Master Plan

Quincy Township
Branch County, Michigan

Adopted: December 4, 2002



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COMMUNITY PLANNING ■ URBAN DESIGN

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April 2, 2003

Quincy Township Planning Commission
c/o Hon. Kurt R. Spalding, Supervisor
2239 Williams Drive
Quincy, MI 49082

Subject: Transmittal of Quincy Township Master Plan

Dear Commissioners:

We are pleased to transmit to you 30 copies of the Quincy Township Master Plan, adopted on December 4, 2002, as specified in our contract dated March 5, 2002. On your behalf, we will mail one copy today to the Branch County Planning Commission as required by state law. Also included in this delivery is one camera-ready final ordinance including a cover layout, all text and graphics, and one copy of the text and graphics on computer disk.

Thank you for your kindness and your very helpful and insightful contributions during the planning process. We are very pleased with the final version of this Master Plan and believe that it will serve the citizens of Quincy Township well. You can be justly proud of your success. As you are aware, state law requires Townships to re-examine their Master Plans on a yearly basis and adopt a new Master Plan every five years.

In the meantime, please call me or any of my colleagues at McKenna Associates with questions or thoughts regarding the Master Plan.

Respectfully submitted,

McKENNA ASSOCIATES, INCORPORATED


Amy Collett Connolly, AICP
Senior Planner

Northville, MI ■ Kalamazoo, MI ■ Hudson, OH ■ Lebanon, OH

Resolution of Adoption of Master Plan

Quincy Township Planning Commission Branch County, Michigan

Motion by Tony Newman Seconded by Steve Smith

WHEREAS, the Township Planning Act, Public Act 168, of the Michigan Public Acts of 1959, as amended, requires the Planning Commission to make and adopt a basic plan as a guide for the development of unincorporated portions of the Township; and

WHEREAS, the Commission has prepared such a plan, including maps, tables and descriptive matter dated January 2002; and

WHEREAS, in the preparation of the Master Plan, the Commission has made careful comprehensive studies and analyses of present conditions, and future needs of the Township; and

WHEREAS, the Commission, on 11-07-02, held a public hearing in accordance with the procedures of Section 9 of Public Act 168 of 1959, as amended; and

WHEREAS, the Commission has considered all comments at the public hearing and discussed in detail each concern raised by the public;

NOW THEREFORE BE IT RESOLVED:

THAT, the Quincy Township Planning Commission for the Quincy Township, Branch County, Michigan hereby adopts the Master Plan, dated 12-04-02, in its entirety.

THAT, the Planning Commission Chair and Vice-Chair shall record this action in the Master Plan by their identifying signatures.

QUINCY TOWNSHIP PLANNING COMMISSION
Quincy Township, Branch County, MICHIGAN

ADOPTED: Ayes: 6 Nays: 0 Absent: 0 Date: 12-04-02

Tony Newman
Chair

Date: 12-4-02

Steve Smith
Vice-Chair

Date: 12-4-02

ACKNOWLEDGMENTS

Quincy Township Planning Commission

Terry L. Paul, Chair

Tony Norman, Vice Chair

Joan Snyder, Secretary

Tom Gilbert

David L. Smith

Roy Tappenden

Quincy Township Board

Kurt Spalding, Supervisor

Grace Houtz, Clerk

Constance I. Karney, Treasurer

Gladys C. Houck, Trustee

Joan Snyder, Trustee

Quincy Township Zoning Administrator

Joe Bryant

Branch County Geographic Information System

Michael Haas, GIS Agent

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INTRODUCTION

The Quincy Township Master Plan is the culmination of the efforts of the Township Planning Commission, Township Board of Trustees and residents of Quincy Township, to update the previous comprehensive plan for the community's growth and development. The Quincy Township Master Plan has been developed to serve as a set of general policies to guide decision makers within the community and direct the future growth and development of the Township over the next ten to fifteen years. The Master Plan is intended to provide a suitable development pattern for the Township that will promote future economic stability and quality of life to residents of Quincy Township.

In accord with this objective, the Master Plan defines issues that are most important to the community. Resident and community input was encouraged through a visioning meeting, planning commission meetings, and a public hearing. An analysis of the existing features of the Township was conducted to illustrate some of its defining characteristics. The analysis includes a survey of the existing land uses in the Township, population, economic and housing statistics, a description of the physical constraints, natural resources, and circulation patterns within the community.

Based on all gathered information and with input from citizens, goals and objectives will be developed which will outline the growth and development patterns for the community over the next ten to fifteen years.

REGIONAL CONTEXT

Location:

Quincy Township is located on the eastern edge of Branch County in the south-central region of Michigan's Lower Peninsula. Quincy Township is bordered on the north by Butler Township, on the west by Coldwater Township, on the south by Algonsee Township and on the east by Hillsdale County. The Township was established in 1836, having been a part of Coldwater Township. Although the residents originally intended to name the Township "Springfield" or "Springville", these names were not instituted to avoid name duplication in the state. Thus, the Township was named Quincy, after Dr. Hiram Aiden's, birthplace in Massachusetts.

The Township is primarily rural and agricultural in character. U.S. 12, also called Chicago Road, bi-sects the Township and connects the Township to the City of Coldwater to the east.

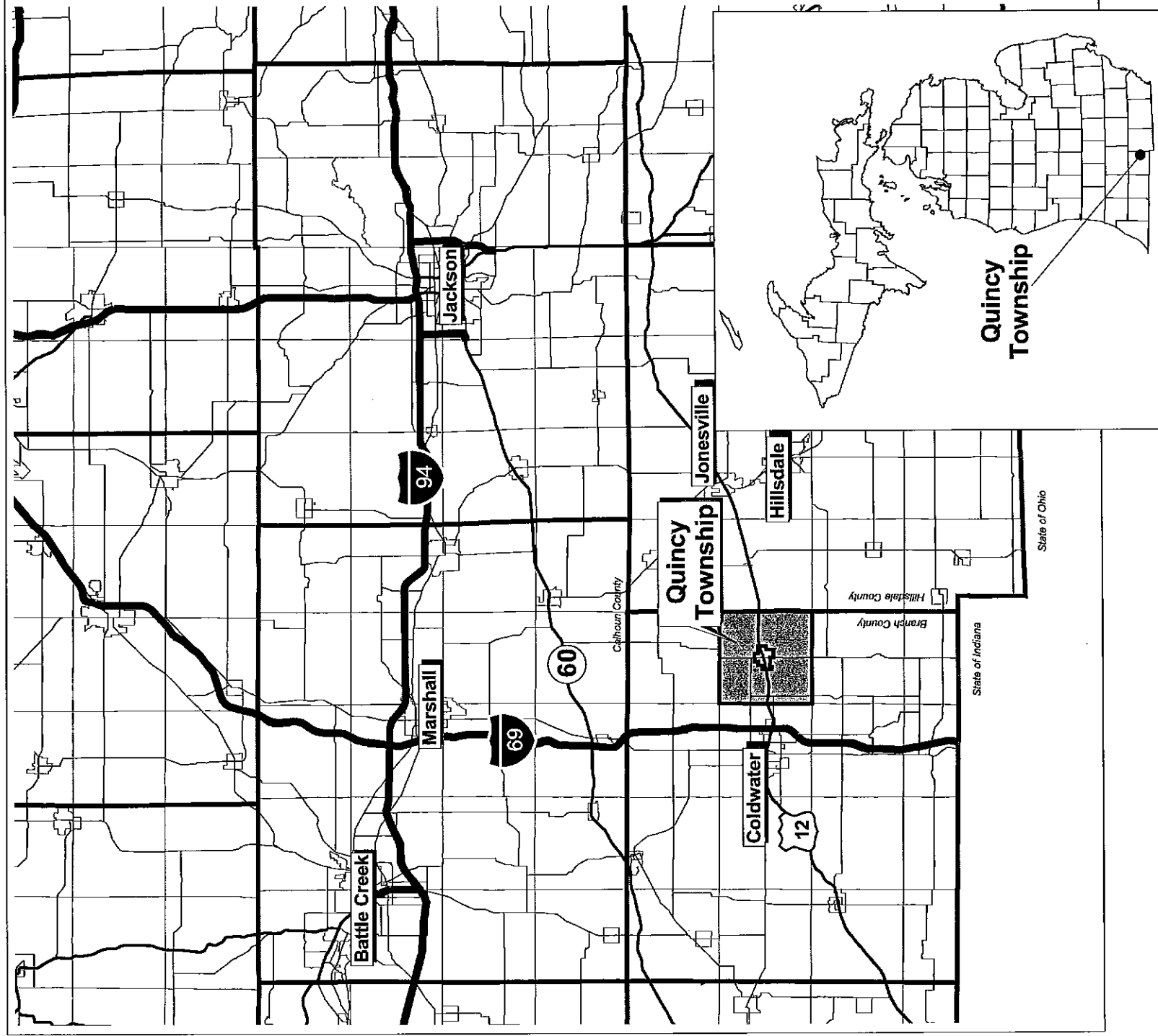
The Township is located approximately four miles east of Interstate 69. I-69 connects the Township with regional urban centers, such as: Marshall (29 Miles to the north), Battle Creek (approximately 40 miles to the northwest), Fort Wayne, Indiana (approximately 64 miles to the south), Toledo, Ohio (approximately 100 miles to the southeast), and Detroit (approximately 100 miles to the east).

Village of Quincy:

Quincy (pop. 1,701, in 2000) is a general law village (1.3 square miles) located within Quincy Township. It serves as a commercial and historical center of activity for residents of Quincy Township as well as surrounding Townships. The Quincy School District, which serves the Township population and parts of adjacent communities, maintains its facilities within the Village. The Quincy Fire Department also maintains facilities in the Village while providing fire protection to the Township.

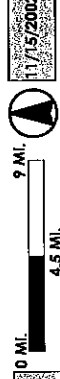
The Village has a viable and traditional downtown and a significant industrial base. Township residents consider the Village as "their town" and often use the commercial businesses, parks, and community facilities provided by the Village. The Village of Quincy's Master Plan was adopted in early 1999 and now guides land use and development within the limits of the Village. The Village has expressed an interest in working with the Township to improve Quincy's downtown, provide affordable housing, and coordinate the development of industries within the community.

Quincy Township, Branch County, Michigan



Map 1 - Regional Location

Baseemap Source: McKenna Associates, Inc.



Branch County:

The Branch County seat is located in the City of Coldwater, directly east of Quincy Township. Most of the Township's residents work in Coldwater or within Branch County, strengthening the interdependence between the Township and the County as a whole. Branch County has an active Planning Commission that reviews all new zoning ordinance amendments, master plan amendments, P.A. 116 (Agricultural Preservation) agreements, and other requests brought to it for consideration within the unincorporated areas of Branch County, including Quincy Township. The Branch County Master Plan was developed and adopted in November of 1997.

EXISTING LAND USE

Knowledge of current land use furnishes a basis by which compatibility of new land development can be considered, and is a valuable reference tool for considering the day-to-day problems associated with land management and the provision of public services. The existing land use survey provides an inventory of land use within the community and is a key source of background information used in developing the future plan. The information presented in this chapter regarding land use within the Township comes from a survey conducted in May, 2002 by McKenna Associates, Inc.

The majority of land within the Township is classified as agricultural and used primarily for production agriculture. Residential land uses are dense in character around Marble Lake, but widely distributed along both paved and unpaved roadways throughout the rest of the Township. Agricultural lots tend to be relatively large with families occupying small residential portions of farmsteads, sometimes with multiple dwelling units per lot. Overall, Quincy Township has a distinct rural character with large amounts of open space and agricultural land uses. However, areas of intense residential development along Marble Lake create a secondary, lakeside character for the Township.

Land Use Classifications

The following section outlines, in more detail, the location of particular land and their characteristics within Quincy Township. Existing land uses were divided into nine different categories in order to analyze the existing pattern of development. This analysis will help to define which characteristics the Township would like to preserve and enhance. Table 1 on page 8 shows the acreage covered by each land use category and the corresponding percentage of land uses within Quincy Township.

Agricultural/Open Space

For the purposes of this land use analysis, agricultural land is defined as any land that is predominately or wholly used for the raising of field or tree crops, utilized as a resource in animal husbandry, or maintained as rural open space. This category represents the vast majority of land in the Township. 86.9%, (19,504 acres) of Township land is classified as agricultural land. With the exception of a few commercial and industrial areas and the dense residential use areas around Marble Lake, agricultural land uses are found throughout the entire Township. During community visioning sessions, community residents noted that the Northeast and Southeast quadrants of the Township are particularly known for production agriculture.

Several characteristics of the land in Quincy Township make it particularly well suited for agricultural uses: there is little topographic variation, little standing water, and soils with excellent suitability for crop land. As a result, most of the Township's land has been cleared to allow for agricultural activity. The characteristics which make Quincy Township prime agricultural land (i.e., relatively flat, well-drained land) also attract intensive residential development. Therefore, the Township may be susceptible to residential development pressures.

Single Family Residential

Single family residential land use is defined as improved parcels having one family detached dwelling units in predominantly residential uses. Single family residential uses account for 1,570.2 acres of Township land. Low density, single family residential development has and is taking place throughout the Township. New single family homes (rural, non-farm residential dwellings) are being built on lots split off and created from larger agricultural parcels in prime agricultural land. The single most common residential use in the Township is rural, non-farm residential dwellings located along the major roads of the Township. One subdivision of medium density, single family homes exists in the Township near Quincy Grange Road and U.S. 12 (L.A. Woods).

Substantial high density development exists around the Marble Lake on very small parcels. The predominant residential use of the land around Marble Lake is for permanent dwellings, however, there are many cottages and seasonal use homes around the Lake. Of particular concern for residential development around Marble Lake is the current lack of public sewer or water service. The high density development along the Lake causes several environmental concerns: septic system failure, non-point source pollution, algae blooms, decreases in water quality, and overuse.

Multiple Family Residential

For the land use survey, multiple-family residential uses are defined as land containing any building with living quarters for two (2) or more families or individuals. No attempt was made to survey each structure to determine the exact number or condition of individual dwelling units. Multiple family uses occupy 47 acres of the Township and are located only on the northwest side of Marble Lake.

Mobile Home Park

This category includes parks or courts specifically designed and developed for exclusive use of one dwelling unit manufactured homes located for temporary or permanent use. The Township has two manufactured home developments: Cambridge Village Mobile Home Park on Lott Road with 32 sites and Englewood Trailer Park at Marble Lake on Wildwood Road with 29 sites. Both manufactured housing parks licenced by the Land

Development Bureau of the State of Michigan. Mobile Home parks account for 17 acres of Township land.

Commercial

Improved land used predominately for wholesale, retail, office, or commercial services are classified as commercial. Commercial uses in the Township are concentrated along U.S. 12 between the Township's western border and the western border of the Village. Very few commercial land uses exist beyond parcels of land fronting U.S. 12. There are 168 acres of commercial uses in the township.

Industrial

Industrial uses include land which is used predominately for industry, including warehousing, light assembly, manufacturing, and natural resource extraction. Industrial land uses are predominately found along U.S. 12 between the Village border and the Township's eastern border. A gravel pit, which is considered an industrial land use, is located south of the Hillsdale County Railroad to the west of Ridge Road in the southern half of the Township. Industrial uses account for approximately 260 acres of Township land.

Recreation

Public parks, boat access sites, campgrounds, and private golf courses are considered recreation uses. Quincy Township has many recreation uses including: the state-owned Marble Lake Access site, located near Lake Drive; Quincy Township Park, located directly north of Marble Lake on Lake Drive; Quincy Golf Club on Miller Drive; the Marble Lake Marina; as well as Sunset Cove, Cottonwood Resort, Rainbow Campsite, and Lakes End Campground. Recreation uses constitute 149.2 land in the Township.

Public

Parcels, either improved or unimproved, which are held in the public interest and exempt from real taxation are included in this category. Four Towns Cemetery, located north of the intersection of Maple Road and Wildwood Road in the southeast corner of the Township and Lakeview Cemetery located south of the Village are the only public land uses in the Township. Public land uses cover .7 acres.

Semi-Public

The semi-public classification includes all lands and buildings devoted to churches, private schools, and other similar uses. Semi-public uses in the Township consist mostly of churches and cover approximately 22.7 acres of Township land.

Utility

The utility classification refers to land that is used for the provision of electricity, water, sewer, and cable to the community. There are two utility land uses in the Township: the electric substation located directly south of the Quincy Village border and the Village's sewer system lagoons, located directly east of the Quincy Village border.

Table No. 1
Existing Land Use
Quincy Township

Land Use Category	2002 Acreage	% of Total
Agriculture	19,504.4	86.9%
Single Family Residential	1,570.2	7.0%
Multiple Family Residential	47.9	0.2%
Mobile Home Park	17.0	0.07%
Commercial	168.3	0.7%
Industrial	260.0	1.2%
Recreation	149.2	0.67%
Public	0.7	0.003%
Semi-Public	22.7	0.1%
Utility	63.9	0.3%
Lake*	625.6	2.8%
Total	22,430.7	100%

Source: McKenna Associates, Inc.

*Lake is not an official land use classification, but represents the area of Township land covered by Marble Lake and First Lake.

Table No.1, above, shows the acreage of land uses within the Township as inventoried during the land use survey conducted in May, 2002. Agriculture is still the prominent land use within Quincy Township, with over 80% of Township land in agriculture/open space use. Single family residential development is the second most prevalent land use in the Township.

Township Utilities

Public Water Service

The majority of Quincy Township residents use private wells as their water supply. Residents of the L.A. Woods Subdivision are served by the Village of Quincy water system. Industrial land uses along U.S. 12 on the eastern and western side of the Township also have public water provided by the Village of Quincy. Public water service is not currently available around Marble Lake, which is the area of highest density of residential development in the Township.

Sanitary Sewer Service

The majority of property owners must provide sanitary sewer service through private septic systems. Residents of L.A. Woods subdivision are served by the Village of Quincy sanitary sewer system. Public sewer service is currently not available around Marble Lake.

Electrical Service

Consumers Energy of Michigan is currently the franchised electrical supplier for the Township.

Natural Gas Service

Aquila Natural Gas Company is the major provider of natural gas in the Township.

Cable Television Service

Charter Communications is the franchised cable television supplier for the Township.

Quincy Township Master Plan

Assessed Value

Table 2 below shows to what extent the various land use categories contribute to the assessed property values within Quincy Township. For assessment purposes, residential land uses contribute over 67% of the total assessed value of the township and account for only 14.6% of the total taxable acreage in the Township.

Table No. 2
Assessed Value by Land Use, 2002
Quincy Township

	Taxable Acres	% of Total Taxable Acres	Assessed Value	% of Total Assessed Value
Agricultural	16,883.7	82.5%	\$21,999,722.00	20%
Commercial	338.4	1.6%	\$10,402,633.00	9.4%
Industrial	253.75	1.2%	\$2,849,572.00	2.6%
Residential	2,987.75	14.6%	\$74,275,157.00	67.8%
Total*	20,463.6		\$109,527,084.00	

Source: Branch County Land Resource Office

*Total is not intended to reflect the total acreage of Quincy Township, only those parcels that are taxable.

Development Patterns

The way in which land has been developed in the past has a lasting impact upon the future development pattern of a community. While a community may continue the development pattern of the past, the loss of community character and the needs of residents are often change agents that lead a community to consider altering development patterns. One development pattern that is causing concern is non-agricultural residential development in rural areas of the Township.

Quincy Township, like many agricultural communities, has followed a development pattern in the form of residential lot splits along the primary roads of the Township. These residential lot splits come from large acreage parcels and are often five to ten acres in size or larger. While some residents feel that the larger size of the residential parcels protects the rural character of the Township, these larger splits actually undermine that purpose faster than smaller lot splits.

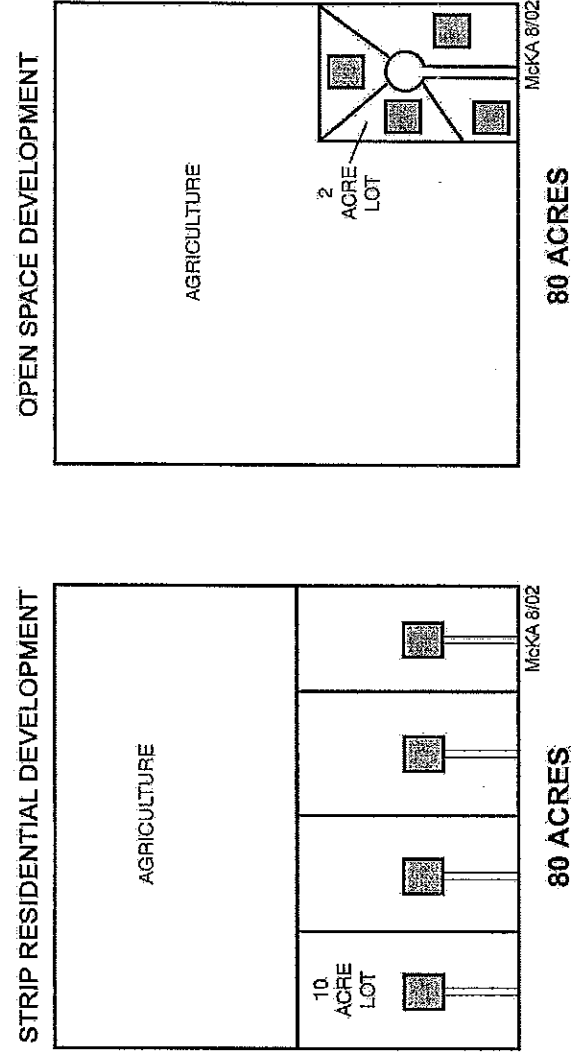
Quincy Township Master Plan

An eighty acre parcel of land which splits off residential lots of ten acres each has reduced the agricultural land of the Township by 40 acres, leaving only one contiguous 40 acre parcel for agricultural land use. This pattern of development is called "strip residential development." In "open space development" an eighty-acre parcel of land could split-off four (4) 2 acre residential lots. The Township will have lost only 8 acres of agricultural land, leaving a 72 acre parcel for agricultural land use.

Obviously, it is more profitable for the person owning the eighty-acre parcel to sell four (4) ten-acre residential lots, rather than four (4) 2 acre residential lots. In the end property owners have the right to make their own personal choice on how to best utilize their land given Township planning and zoning.

The current residential strip development pattern will continue until there are no parcels along township roads that meet the minimum requirements of the Zoning Ordinance. As a result, road ways, which once offered views of agricultural fields and woodlands will only serve as driveways to homes. The residential strip development pattern reduces the amount of good farmland available for cultivation, requiring farmers to find crops to harvest that require fewer contiguous acres. In order to preserve the agricultural character of the Township, viewsheds, and viable agricultural land, a new form of residential development must be created which reduces the stripping of residential lot splits along Township roads while at the same time balancing the rights of individual land owners.

Figure 1
Strip Residential vs. Open Space Development

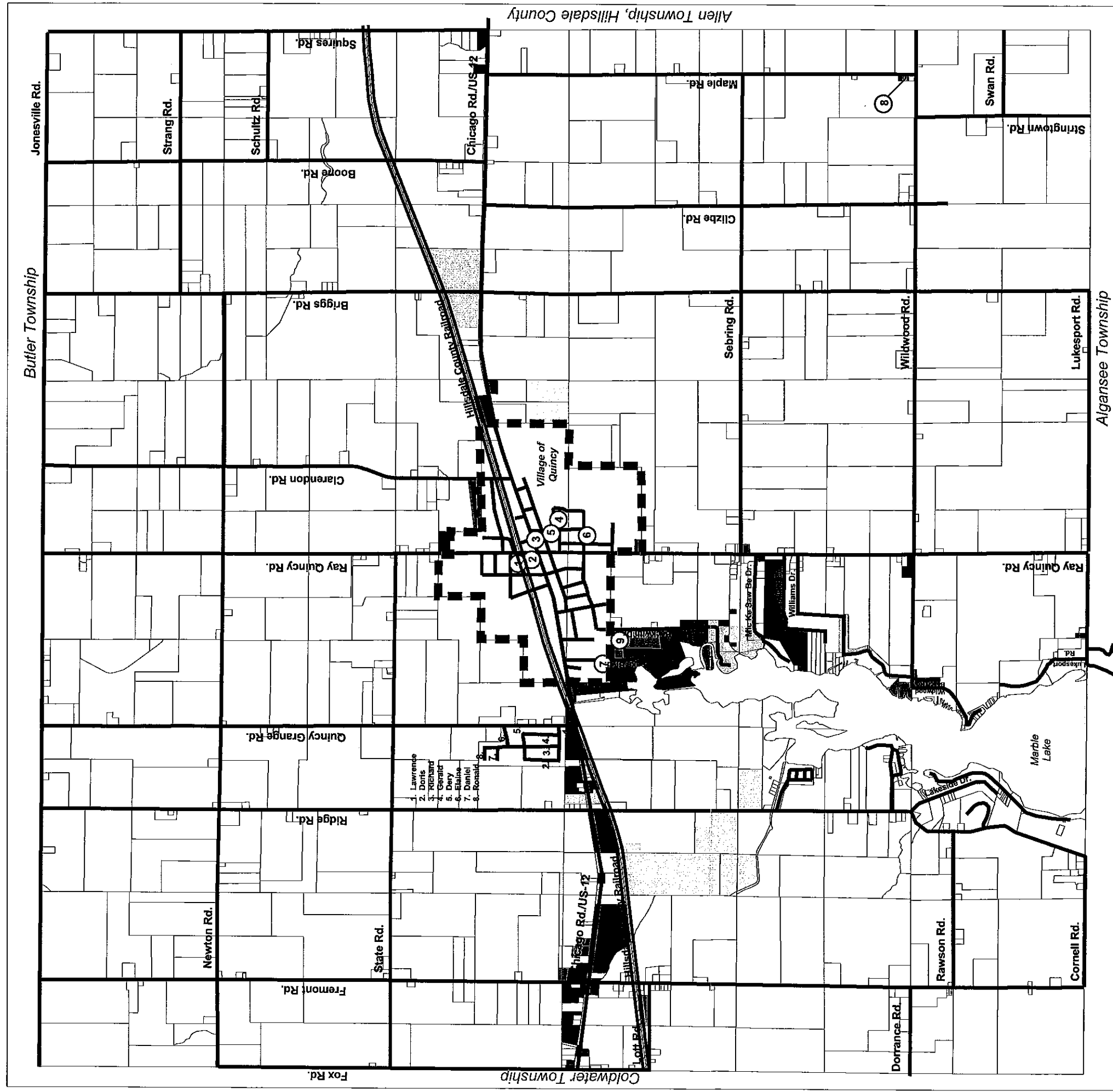


Land Use Findings

The analysis of land uses in Quincy Township provides an opportunity to review current development patterns and find potential issues that will affect future development in the Township. The major characteristics of land use found within the Township and potential issues that should be addressed by the future land use plan are outlined below:

- Agricultural land use is still the predominant land use in the Township. However, continued development of single family homes in agricultural areas may decrease the amount of agriculture land available to a point where it is difficult to farm in the Township.
- Strip residential development along mile roads detracts from the rural character of the Township by blocking views to open spaces and reducing the amount of viable agricultural land.
- Dense development of single family homes (both seasonal and permanent) around Marble Lake has caused environmental concerns for the Township and to residents of the Lake. The unavailability of public water and sewer for the residents of the Lake will continue to cause a decrease in lake water quality and will defer the cost of maintaining the Lake to future generations.
- The Township does not provide public water and sewer to all residents of the Township. However, areas in the Township directly adjacent to the Village, on both east and west sides, are provided water and sewer by the Village. Most residents are dependent on private water and private waste disposal.
- Commercial land use comprises a majority of the land uses developed along the western half of U.S. 12. There are a few isolated pockets of commercial development in the Township outside of parcels fronting U.S. 12.
- Industrial land use in the Township is clustered to the east of the Village boundary along U.S. 12. A few spots of industrial land use are located south of U.S.12 in the western half of the Township.

Quincy Township, Branch County, Michigan



Map 2
Existing Land Use & Community Facilities

NATURAL FEATURES AND RESOURCES

A thorough community plan requires that the condition of the environment be considered in decisions regarding future land uses and stewardship of the land and water within the Township. Federal environmental legislation enacted in the 1970's raised public awareness of the importance of environmental protection. Although many states, including Michigan, strengthened federal environmental laws with state laws and programs designed to correct environmental problems and prevent future contamination of air, land, and water. Trends during the 1980's reduced enforcement of these laws to a low priority. During the 1990's and early 2000's, environmental protection has resurfaced as a serious concern.

The natural features of Quincy Township, such as Marble Lake, soils, and wetlands, are important resources to the community. Although Quincy Township is predominately rural in character, a concern for the environment is as critical as in urban communities with brownfields and air pollution. Most Quincy Township residents use water wells and septic systems which are reliant on clean and suitable environments for their continued use.

Several natural features in Quincy Township are examined below within the following categories: surface water, groundwater, wetlands, and soils.

Surface Waters

The surface waters within Quincy Township represent an abundant natural, recreational and economic resource. The primary lakes include First Lake and Marble Lake. Major streams include the Sauk River in the southwest part of the Township and the South Branch Hog Creek in the northwest part of the Township.

Marble Lake and First Lake are a part of the Marble-Coldwater Lake Chain, a series of six lakes connected by man-made channels. Both Marble Lake and First Lake lie at the northern part of the chain which has a combined surface area of over 2,600 acres. First Lake flows into Marble Lake, which is also fed by county drains and tributaries. The major outlet of Marble Lake is the Sauk River which flows west out of Marble Lake. Ultimately, the water is carried west to Lake Michigan via the St. Joseph River.

Marble Lake is the foremost natural feature and single greatest resource in Quincy Township. The lake bestows the community with a number of amenities, including scenic views, fish and wildlife habitat, and recreational opportunities. In addition to the aesthetics of the Lake and the lake-side character it lends to the Township, Marble Lake is important as an economic engine for the Township and Quincy Village, drawing vacationers for recreational purposes, and generating seasonal and year round dwellers from areas as far as Toledo, Chicago, Fort Wayne, and Detroit.

Wetlands

Located along the drains and creeks of the Township are wetlands which also add to the natural character of Quincy Township. In addition to being a natural habitat for fish and wildlife, wetlands control flood and stormwater, remove pollutants from water, control erosion, and act as water recharge areas. Wetlands greater than five acres in area or wetlands contiguous to a water body are protected by state law.

Groundwater

Quincy Township depends entirely on groundwater as its source of water for residential and agricultural use. Therefore, in Quincy Township, it is vital to plan appropriately for development in order to protect the natural resource from possible contamination. Contamination of this resource can happen 1.) through non-point sources of pollution from chemicals and efforts associated with commerce, industry and farming; 2.) through chemicals filtering into groundwater from septic fields, oil tanks and waste disposal sites; and 3.) through everyday residential activities. In many instances, these pollutants reach lakes and streams through groundwater supplies. Pollutants may also affect well water located near septic fields.

Groundwater protection must also address the operational features of land uses. Groundwater contamination is most frequently the result of leaking septic systems, improper floor drains, improper storage of hazardous substances, leaking underground storage tanks, above ground spills, overfilling of tanks, condensation from air emissions, and improper waste disposal. Many of these avenues of contamination can be addressed in a groundwater protection plan.

Soils

Quincy Township is comprised of three different soil associations: Hatmaker-Locke-Barry Association, Matherton-Sebewa-Branch Association, and Locke-Barry-Hillsdale Association. Map 3 on page 17 identifies the soil associations and their location within the Township.

Hatmaker-Locke-Barry Association. These soils are somewhat poorly drained to poorly drained and occupy both level and undulating land. The soils in this association are well suited to crops, such as corn, soybeans, and winter wheat. They are well suited for pasture. Wetness and ponding are a major limitation on these soils. Soils within this association are located in the northwest corner of the Township.

Matherton-Sebewa-Branch Association. These soils are level to gently sloping, moderately well drained to poorly drained, loamy and sandy soils on outwash plains and moraines. The soils are fairly well suited or well suited to crops and pasture. Most are poorly suited or unsuited to septic tank absorption fields because of poor filtering capacity and seepage. Poor filtering capacity and wetness are the main limitations of this soil. Soils within this association are located in the northern half of the Township.

Locke-Barry-Hillsdale Association. These soils are mainly well drained loams, on level to moderately sloping land with excellent agricultural characteristics when well drained. Limitations upon recreation and septic drainfield use is slight at most locations. Slope is the main limitation of this soil. These soils are found throughout the Township.

Soil Suitability for Septic Systems:

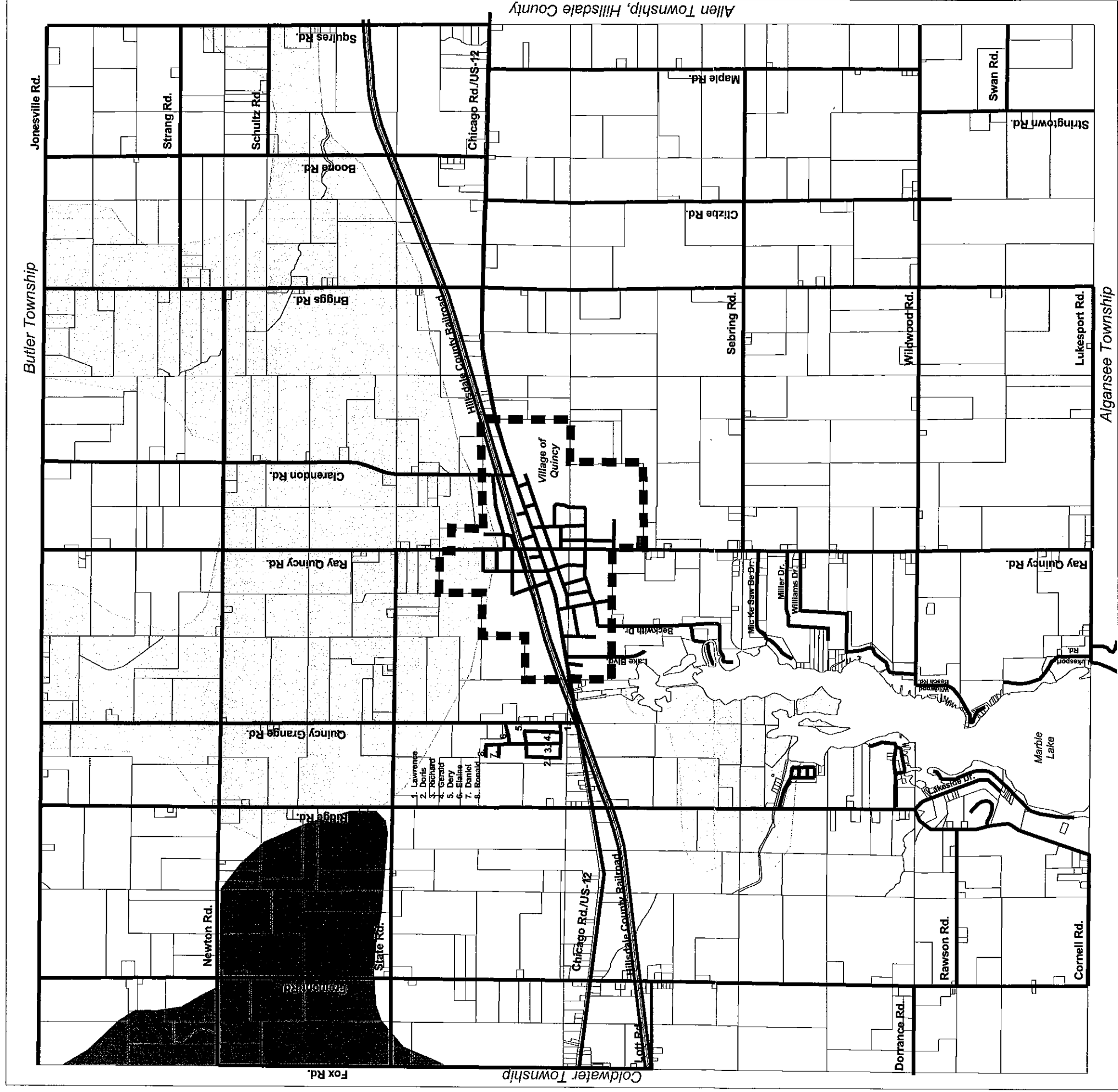
Like many rural Townships, Quincy Township does not provide sewer service to all its residents. The Township's sanitary waste disposal is therefore handled by septic systems on private land. The safe provision of water and disposal of sanitary wastes are important considerations for Township officials, particularly in higher density areas such as Marble & First Lakes. Faulty or ill-placed septic systems could cause pollution to private water wells, ground water, and Quincy Township lakes and streams. Poorly performing systems can be faced with unanticipated costs. Provision for new systems and maintenance of existing systems is and will be an issue for the Township in the future.

The soil survey indicates that there are several areas of the Township that are relatively less suitable for septic systems. The Branch County Health Department tests the suitability of soils for septic systems on properties that propose installing septic systems. A determination is made by the health department on a case-by-case basis whether a septic system is suitable for a proposed site.

Prime Farm Land:

Agricultural production has a key role in the landscape of Quincy Township and contributes to the economy, character, and identity of the community. The preservation of agricultural land can provide environmental, aesthetic, recreational and historic benefits to the community. Open farmland also assists in the replenishment and maintenance of groundwater supplies.

Soils are the important element in determining the suitability of land for farming. In order to produce crops, soils must be well drained, without steep slope and able to support vegetation. Based upon the U.S. Soil Conservation Service ratings, the Township is overwhelmingly suitable for farming and agriculture, with very few areas considered less than prime for farming.



General Soil Associations

- Hatmaker-Locke-Barry
- Matherton-Sebewa-Branch
- Locke-Barry-Hillsdale

Map 3
General Soil Associations

Base map Source: Branch GIS, Branch County
Data Source: Soil Survey of Branch County



DEMOGRAPHIC PROFILE

The purpose of a demographic profile is to understand the past, present, and future population and demographic characteristics of Quincy Township. Population and demographic characteristics are compared with Quincy Village and Branch County to gain a regional perspective. The following paragraphs and tables will give the reader some insight to what the future may hold for Quincy Township.

According to the U.S. Bureau of the Census, Quincy Township's population increased by 408 persons between 1990 and 2000, a 10.2% rate of growth over ten years. Branch County, as a whole, grew by 10.3% and Quincy Village grew by 1.2% over the same period (see Table 3).

Table No. 3
Population Trends, 1970-2000
Quincy Township, Quincy Village, & Branch County

	1970	1980	% Change 1970- 1980	1990	% Change 1980-1990	2000	% Change 1990- 2000
Quincy Township	3,295	3,929	19.2%	4,003	1.8%	4,411	10.2%
Quincy Village	1,540	1,569	1.8%	1,680	7.1%	1,701	1.2%
Branch County	37,906	40,188	6.0%	41,502	3.3%	45,787	10.3%

Source: U.S. Bureau of the Census: 1970, 1980, 1990, & 2000

As Table 3 illustrates, Quincy Township's population has grown steadily for the past 30 years. Quincy Township experienced a surge in population between 1970 and 1980 and again between 1990 and 2000. Population growth between 1980 and 1990 was less dramatic as a result of difficult rural economic conditions.

Quincy Township Master Plan

Age Characteristics:

As Quincy Township grew between 1990 and 2000, the composition of the population changed. To illustrate changing demographics, the 1990 age distribution data from the 1990 U.S. Census is compared with data from the 2000 U.S. Census. In 1990, the largest age group in Quincy Township was the "Under 10" cohort, which comprised of 18.2% of the total population. (See Table 4, below). In 2000, the 45 to 64 age cohort was the largest, representing 23% of the township's population. Quincy Township's age characteristics reflect the larger national trends of an aging population and decreasing birth rates.

These figures reveal a few important factors that can help Quincy Township assess the needs of its residents. The largest cohort in Quincy Township, the 45 to 64 year olds, grew by 41.3% between 1990 and 2000 indicating growth in the number of retirees and senior citizens for which the Township must plan.

Table No. 4
Population by Age
Quincy Township

Age Group By Years	1990	%	2000	%	% Change 1990-2000
Under 10	729	18.2%	669	15.1%	-8.2%
10 to 19	602	15.0%	767	17.4%	27.4%
20 to 24	229	5.7%	241	5.5%	5.2%
25 to 34	604	15.0%	530	12.0%	-12.3%
35 to 44	667	16.6%	701	15.9%	5.1%
45 to 64	719	17.9%	1,016	23.0%	41.3%
65 and above	453	11.3%	487	11.0%	7.5%
Total	4,003	100.0%	4,411	100.0%	--

Source: U.S. Bureau of the Census, 1990 & 2000

Race & Ethnicity:

The population of Quincy Township is homogenous with respect to racial composition. The 2000 U.S. Census indicated that 98.1% of the population was white.

Educational Attainment:

Table No. 5 shows educational attainment for residents of Quincy Township and Branch County. In Quincy Township, over three quarters of the Township's population (78%) over the age of 25 has graduated from high school or attained a level of education higher than high school.

Table No. 5
Educational Attainment of Population 25 Years and Older, 2000
Quincy Township & Branch County

Education Level	Quincy Township	% of Population	Branch County	% of Population
Elementary (0-8th grade)	172	7.0%	2,039	6.7%
Some High School (9-11 grade)	378	15.5%	4,027	13.3%
High School Graduate (12 th grade)	1098	45.0%	12,364	40.8%
Some College (13-15th)	453	19.0%	6,762	22.3%
Associates Degree Only	115	4.7%	1,887	6.2%
Bachelors Degree Only	149	6.1%	2,127	7.0%
Graduate Degree	78	3.2%	1,094	3.6%
Total	2,443	100%	30,300	100%
Percent High School graduate or higher		78%		79.9%
Percent College graduate or higher		9.3%		10.6%

Source: U.S. Bureau of the Census, 2000

Footnote: Percentages may not total to 100% due to rounding

HOUSING PROFILE

The housing stock in Quincy Township serves as an indicator of the quality of life for residents living in the community.

Table 6, below, shows the increase in occupied housing units in Quincy Township between 1990 and 2000. 145 housing units were added to the township between 1990 and 2000, an increase of 9.9%. Growth in housing units within the Township is similar to the rate of growth of housing units in Branch County between 1990 and 2000. MCKA estimates that Quincy Township will experience a similar growth in housing units between 2000 and 2010 as experienced between 1990 and 2000. A similar pattern of growth over the next decade would mean the addition of 162 housing units to the Township by 2010.

Table No. 6
Household Characteristics, 1990-2000
Quincy Township

	1990 Occupied Housing Units	2000 Occupied Housing Units	% Change 1990-2000
Quincy Township	1,472	1,617	9.9%
Quincy Village	637	640	0.5%
Branch County	14,921	16,349	9.6%

Source: U.S. Bureau of the Census, 1990 & 2000.

As Table 7 shows, of the 1,904 housing units in Quincy Township, 67% were owner-occupied compared to 65.1% owner-occupied housing units for Branch County as a whole. 17.9% of Quincy Township housing units were renter-occupied. Both Quincy Township and Branch County have a relatively low percentage of renter-owned housing which typically correlates to community stability and sufficient tax base for economic growth, as well as a good stock of affordable housing. However, Quincy Township has a relatively high amount of vacant housing (15%), that suggests a portion of the housing stock may have aged beyond repair or is no longer suitable for single family housing.

Table No. 7
Housing Units By Tenure, 2000
Quincy Township and Branch County

	Quincy Township	% of Total	Branch County	% of Total
Total Housing Units	1,904	100.0%	19,822	100.0%
Owner-Occupied Units	1,276	67.0%	12,905	65.1%
Renter-Occupied Units	341	17.9%	3,444	17.4%
Vacant Housing Units	287	15.0%	3,473	17.5%

Source: U.S. Bureau of the Census 2000

Footnote: Percentages may not total to 100% due to rounding

According to the U.S. Bureau of the Census, the number of vacant housing units in the Township decreased from 364 vacant housing units in 1990 to 287 vacant housing units in 2000. The number of seasonally occupied housing units also declined from 262 seasonal housing units in 1990 to 192 in 2000. Despite the declines in both vacant housing units and seasonal housing units, vacant and seasonal housing represents a significant percentage of the total number of housing units in the Township. As of 2000, vacant housing units make up 15% of the Township's total housing stock and seasonal housing units are 10% of the total housing stock.

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Table No. 8, below, shows the number of housing units by the year built within Quincy Township and Branch County. A relatively large amount of Quincy Township's housing stock was built in 1939 or earlier (32%). The housing units built from 1990 to 2000 represented 14% of the total number of housing units in the Township. According to the U.S. Census, the median year a house was built in Quincy Township is 1955.

Table No. 8
Number of Dwellings Built By Year
Quincy Township and Branch County

Year Structure Built	Quincy Township No. of Units	Branch County No. of Units
1999 to 2000	18	516
1995 to 1998	129	1,154
1990 to 1994	113	1,071
1980 to 1989	209	1,924
1970 to 1979	278	3,142
1960 to 1969	172	2,692
1940 to 1959	363	3,400
1939 or earlier	604	5,923
Total Housing Units	1,886	19,822

Source: U.S. Bureau of the Census 2000

ECONOMIC PROFILE

Labor Force:

A relatively high percentage of the residents of Quincy Township are employed. In 2000, 75% of individuals over the age of 16 in Quincy Township were members of the community's labor force. Only 3% of residents in Quincy Township are unemployed. Table No.9 provides an analysis of the employment status of those in the labor force in 2000.

Table No. 9
Labor Force In Quincy Township & Branch County
Population 16 Years and Over

Work Status	% of Labor Force Quincy Township	% of Labor Force Branch County
Employed in the Armed Forces	0.2%	Less than 1%
Employed Civilians	75.3%	62.7%
Unemployed Civilians	3.0%	3.0%
Not in labor force	24.6%	37.3%
Total in labor force	75.4%	62.7%

Source: U.S. Bureau of the Census, 2000

Occupation Summary:

Table No.10 on page 25 provides a synopsis of the occupations of Quincy Township and Branch County residents in 2000. A relatively high percentage (28.9%) of persons in the Township are employed in manufacturing, Manufacturing, such as food production and agricultural value-added production is a significant portion of the economic base of Quincy Township.

Quincy Township residents are also employed in education, health, and social services (17%) and retail trade (12.9%). Relatively few township residents are employed in professional, scientific, management or administrative jobs.

Table No. 10
Composition of Labor Force By Industry, 2000
Quincy Township & Branch County

Industry	Quincy Township	% of Persons Employed	Branch County	% of Persons Employed
Agriculture, forestry, fishing, hunting, and mining	89	3.8%	786	3.7%
Construction	145	6.1%	1,103	5.2%
Manufacturing	684	28.9%	6,558	31.0%
Wholesale trade	58	2.4%	698	3.3%
Retail trade	305	12.9%	2,836	13.4%
Transportation and warehousing, and utilities	117	4.9%	884	4.2%
Information	27	1.1%	253	1.2%
Finance, insurance, real estate, and rental and leasing	102	4.3%	813	3.8%
Professional, scientific, management, administrative, and waste management services	57	2.4%	824	3.9%
Educational, health, and social services	402	17.0%	3,259	15.4%
Arts, entertainment, recreation, accommodation and food services	173	7.3%	1,208	5.7%
Other services (except administration)	121	5.1%	900	4.3%
Public administration	88	3.7%	1,011	4.8%

Source: U.S. Bureau of the Census, 2000

Footnote: Percentages may not total 100% due to rounding

Income:

Table 11 shows household income for Quincy Township compared to that of Branch County in 2000. Median household income was approximately \$3,000.00 more in Quincy Township than in Branch County. Overall, Quincy Township residents' income levels were similar to Branch County, as a whole. The Township's largest income category was \$25,000-\$49,000 which comprised 33.6% of households in 2000.

Compared to residents throughout the state of Michigan, Quincy Township and Branch County residents have relatively lower household incomes. Median household income in Michigan was \$43,647 in 2000 compared to \$41,823 in Quincy Township and \$38,760 in Branch County.

Table No. 11
Household Income, 2000
Quincy Township & Branch County

INCOME	Quincy Township	%	Branch County	%
Less than \$25,000	431	26.5%	4,702	28.7%
\$25,000-\$49,000	546	33.6%	5,894	35.9%
\$50,000-\$74,999	371	22.8%	3,476	21.1%
\$75,000-\$99,999	192	11.8%	1,434	8.7%
\$100,000-\$149,000	63	3.9%	713	4.3%
\$150,000 or more	22	1.4%	221	1.3%
Median Household Income	\$41,823	---	\$38,760	—

Source: U.S. Bureau of the Census, 2000

Commuting To Work:

Over half (64%) of the residents of the Township drive between ten (10) to twenty-nine (29) minutes to work. This suggests that residents are traveling to larger communities such as Hillsdale, Coldwater, Marshall, Battle Creek and into Indiana for employment opportunities but have chosen Quincy Township to establish a home. Table No. 12 further outlines the mode of transportation of Quincy Township and Branch County residents to their place of employment:

Table No. 12
Commuting to Work - Workers 16 Years and Over, 2000
Quincy Township and Branch County

Mode of Transportation	% of Population Quincy Township	% of Population Branch County
Car, truck, or van - drove alone	77.5%	78.3%
Car, truck, or van - carpooled	13.8%	13.0%
Public transportation (including taxicab)	0.2%	0.4%
Walked	3.6%	2.5%
Other Means	1.3%	1.4%
Worked at home	3.7%	4.5%
Total	100.0%	100.0%
Mean travel time to work	23.3 minutes	21.6 minutes

Source: U.S. Census 2000

Footnote: Percentages may not total 100% due to rounding

COMMUNITY FACILITIES

A primary purpose of municipal government is delivery of services designed for the health, safety, and welfare of the local population. The responsibility for providing public services to the residents of the Quincy Township is shared by several public entities, including the Township itself, Quincy Village, Branch County, the Quincy School District, and other agencies.

Map No. 2 on page 13 shows the location of many of the community facilities discussed in this chapter.

Public School Facilities:

Quincy Community Schools, a public school district, serve the Village of Quincy, Quincy Township, and sections of surrounding townships. As Table No. 13 below shows, there are three schools which comprise the Quincy community schools. All three (3) schools are centrally located within the Village of Quincy and are within walking distance to each other.

Table No. 13
Quincy Community Schools

SCHOOLS	LOCATION	NOTES
Quincy High School	18 Colfax Street	Shares same buildings with middle school.
Quincy Middle School	32 Fulton Street	Contains a technology lab and computer lab within the existing library. Technology lab contains 15 work stations and the computer lab contains 31 computers.
Jennings Elementary	44 East Liberty Street	One of the largest elementary schools in the state of Michigan.

Source: Quincy School District, 2002

Public School enrollment has remained steady throughout the years. In the 1996-97 school year, the Quincy Schools totaled 1,515 students from K-12. The following year school enrollment slightly increased to 1,546. In 2002, school enrollment remains at approximately 1,500 students. The Michigan Department of Education and Michigan Association of Public School Academies indicate that there are currently no private schools, charter schools or public school academies operating in Quincy Township.

Public Recreational Facilities:

There are two public recreational facilities located within Quincy Township: Marble Lake and Quincy Park. Marble Lake is owned by the State of Michigan and serves as a destination for hundreds of summer vacationers from Toledo, Fort Wayne, Chicago, and Detroit. The Marble Lake facility, in the southwest section of the Township, includes access to fishing, swimming, camping, and boat launches. Quincy Park, which is located at 301 Lake Boulevard, is owned by the Branch County Parks & Recreation Department. Quincy Park offers camping, swimming, playground, baseball, a pavilion, fishing, and boat launches.

Public Utilities:

Like many rural Townships, Quincy Township does not provide public water and sewer service to all its residents. Only residents of the L.A. Woods subdivision, north of the intersection of Quincy Grange Road and U.S. 12, and the industrial businesses located by Briggs Road and U.S. 12 have public water and sewer, which is provided by Quincy Village. Property owners in all other areas of the Township must provide their own water to their properties through wells and sanitary sewer service through private septic systems.

The safe provision of water and disposal of sanitary wastes are important considerations for Township officials, particularly in higher density areas such as Marble & First Lakes. Unsatisfactory septic systems could cause public health concerns by contaminating ground water, lake water, and private wells.

Emergency Service Facilities:

Quincy Township contracts for all of its emergency services from facilities located outside the boundaries of the Township. The Township uses the dispatch services of the Branch County 911 Central Dispatch for call in-take and the dispatch of police, fire, and medical services.

Hospital/Ambulance - Lifecare Ambulance Service, Inc., located nearby in Coldwater, provides emergency medical services to the Township. The Community Health Center (CHC), located on 274 E. Chicago Street in Coldwater, provides emergency treatment and acute care to Quincy Township residents. The CHC of Branch County is an acute care Rural Referral Center licensed by the State of Michigan for 102 acute medical beds. CHC is also licensed for 16 adult psychiatric beds for a total of 118 staffed beds.

Police - Law enforcement services are provided by the Branch County Sheriff's Department and the Michigan State Police, both of which are located to the west of the Township in the City of Coldwater.

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Fire - The Township is one of four governments contracting with the Quincy Fire Association for fire protection services. The Quincy Fire Association, located in the Village of Quincy (39 E. Chicago Street), is staffed by trained volunteers who maintain a single station. The Quincy Fire Association recently built a station and has upgraded its fire equipment. If residential growth in the Township continues to be limited, contracting for these services will continue to be the most efficient means of providing emergency services to the Township. However, intensive commercial or industrial development would generate the need for improved fire protection services, including an additional fire station and public water system.

Township Hall:

Quincy Township hall is located in the Quincy Library on N. Main Street near the intersection of Chicago Road (U.S. 12) within Quincy Village. The Planning Commission, Zoning Board of Appeals, Township Board, and Board of Review meetings also take place at this location (basement level). The Township Hall is used as a polling place, public meeting facility, and is available for community residents to rent for private gatherings. Officials do not use the hall for office space and instead use their private homes as their offices.

Zoning & Building Permits:

The Township employs a Zoning Administrator to issue and approve zoning permits. Once a zoning permit has been issued by the Quincy Township Planning Commission, applicants can apply for a building permit at the Branch County Building Office in Coldwater.

Branch District Library System

A local branch of the Branch District Library System is located in Quincy Village on 11 N. Main Street (next to Post Office). The library is equipped with five computers for the public, of which four have access to the Internet. Library resources, such as the catalog for the Branch District Library system and reference sources can be accessed through the internet via the Branch District Library's web site at www.brnlibrary.org. The library was funded and constructed in the early 20th century by steel entrepreneur Andrew Carnegie and Quincy residents Charles W. Bennett and Melvin S. Segur. Quincy Library is recognized as an historic site by the State of Michigan.

Post Office

Quincy Township's is served by the United States Postal Service located in the Village of Quincy, 7 N. Main Street, Quincy, MI 49082 (next to Quincy Library). It is an important element of this plan to encourage the United States Postal Service to keep a Post Office in the Village of Quincy.

Cemeteries

Lakeview Cemetery is the only public cemetery located in the Township. Lakeview Cemetery is located on 7 West Street in Section 21 and is maintained by the Township. There are currently no proposed expansion proposals for Lakeview Cemetery, however, there is ample area to expand in the future. There are two other cemeteries within the Township, but little information is available on these sites.

Table No. 14
Quincy Community Cemeteries

CEMETERY NAME	LOCATION	AGE (Years)	NOTES
Four Towns Cemetery	Maple Road	Unknown	Section 25 of Township
Lakeview Cemetery	7 West Street	Founded 1837	Section 21 of Township
Unknown-U.S. 12	Main Street south of U.S. 12	Unknown	Section 15 of Township. Original 38 graves moved to Lakeview Cemetery: date unknown.

Source: Michigan Cemetery Source Book, published by the Library of Michigan; Quincy Township Planning Commission.

CIRCULATION SYSTEM

The road system is of vital importance for the overall well-being of the Township and its residents. At its most basic level, the road system provides the means of moving people and goods within the Township. However, the road system serves many other functions beyond transportation.

Roads and road rights-of-way provide locations for public utilities, such as gas, electric, and telephone lines. Roads provide the means by which emergency and public services are delivered to residents. Road provide access to parcels of land, thereby increasing the utilization potential of vacant and agricultural lands. Most important, the road system establishes the basic form of the Township.

Because of the many functions of the road system, transportation has a significant impact on the economy, environmental quality, energy consumption, land development and the general character of the Township. Therefore, it is important that land use planning and the circulation system be coordinated in order to manage the existing and future growth of the Township.

Regional Location

Quincy Township is conveniently located within close proximity to an interstate (I-69) and a regional road network (US-12). Interstate 69 is approximately 6 miles west of the Township with an interchange at US-12 in the City of Coldwater. Interstate 69 connects to Interstate 94 on the north and links Township residents to Ann Arbor, Battle Creek, Kalamazoo, Detroit, Chicago, and Jackson. In the southern portion of I-69, residents can connect to the Indiana Toll Road, which leads to South Bend, and Toledo. U.S. 12 traverses through Quincy Township and the Village of Quincy on Chicago Street and extends from Detroit to Chicago.

Township Road Network

Roads in Quincy Township are under the jurisdiction of two agencies, the Michigan Department of Transportation (MDOT) and the Branch County Road Commission. MDOT has jurisdiction over U.S. 12, which is part of the state trunkline system. It is important to the Quincy Community that U.S. 12 remains a federally funded state trunkline road. All other roads are under the jurisdiction of the County Road Commission. Map No. 4 on page 35 illustrates the system of roads within Quincy Township and identifies the government unit responsible for the provision and maintenance of each road.

Of the 67.38 miles of County roadways within the Township, 23.24 miles are classified as primary roads. Primary roads in Quincy Township include, Fremont, Ray-Quincy, Squires,

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Maple, Stringtown and portions of Wildwood Roads. The remaining 44.14 miles of County roads are classified as secondary (local) roads.

There are four "Class A" roads in Quincy Township: Jonesville Road, Ray Quincy Road - south of Quincy Village, State Road, Squires Road and U.S. 12. "Class A" is a construction designation of the Michigan Department of Transportation (MDOT). If a road is "Class A", it was constructed as an all weather truck route that is appropriate for industrial and agricultural development. Class A roads may carry legal loads after the first frost in the fall and have higher load limits than County primary and County local roads.

To date, Quincy Township does not approve private road applications. Private, unpaved roads typically serve as access to home sites in rural townships. Private roads can be problematic because they lack a mechanism for maintenance and typically do not meet Branch County Road Commission standards. Currently, Township officials are working with the Branch County Road Commission to pave the unpaved roads in the Township and require the roads to meet specific standards.

County Road Improvement

The basic sources of revenue for road maintenance and improvement are the State-collected gas and weight tax (rebated under Act 51 to Michigan County Road Commissions) and local general fund tax revenues. The funds from the gas tax are paid by motorists at the pump for gasoline and diesel fuel, and to the Secretary of State for vehicle registrations.

Circulation Pattern

The Township's roads are generally patterned on a basic "grid" system with roads spaced every half mile to a mile in distance. In many cases, the roads follow and serve as definition for the Township's individual section lines. The "grid" system established along section lines provides an efficient and familiar circulation network. The exception to the grid pattern is around Marble Lake where roads follow the curve of the Lake and surrounding natural features.

U.S. 12 carries the majority of the traffic east and west through the Township. Jonesville Road is the only other east-west road that traverses the entire width of the Township and it also carries a significant amount of traffic, although it carries less traffic than U.S. 12. Fremont and Ray Quincy Roads are both north-south roads that span the length of the Township. Both carry a significant amount of residential traffic to homes and serves as connector to U.S. 12 and Jonesville Road.

Public Transportation

The Branch Area Transit Authority (BATA) began in 1984 as a demand-response bus system serving Branch County. The county-operated bus system is located on South Clay Street in the City of Coldwater and serves the entire Township with on demand "dial-a-ride" service. The BATA maintains a dispatch, office, and maintenance facility on Industrial Drive in the City of Coldwater. The bus system operates a fleet of 10 buses as well as one van, all of which are equipped with wheelchair lifts, to accommodate its 87,221 annual passengers (2000). BATA buses are available for charter activities and group events.

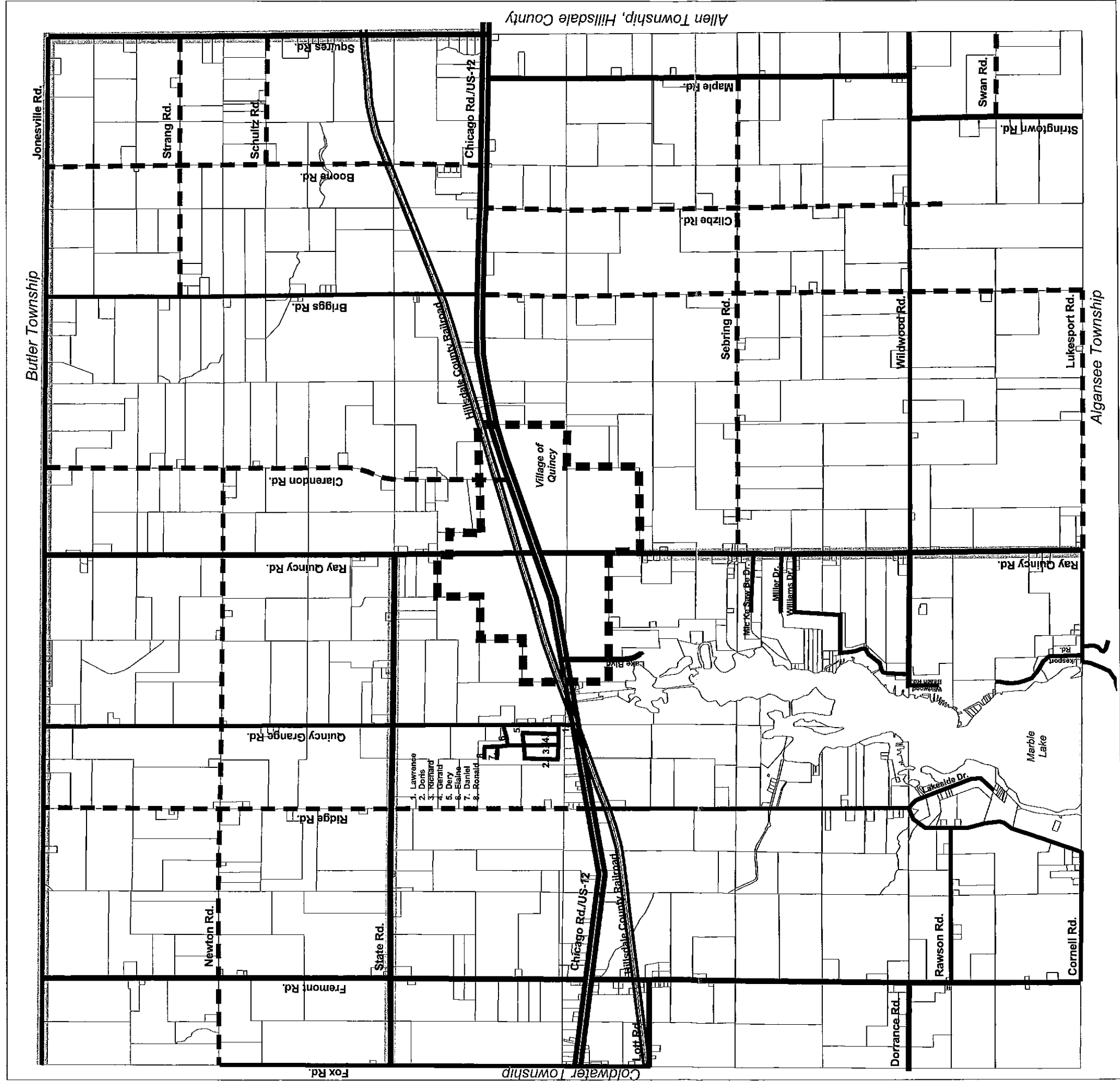
Railroads

The Hillsdale County Railroad (formerly Lakeshore Railroad) crosses through Quincy Township in a northeast/southwest direction. The rail line enters the Township near Fox Road and exits near Boone Road, adjacent to the Hillsdale County Line. The railroad line is active and carries freight cars from the City of Sturgis, through Quincy Township, with continuing service to Indiana and Ohio.

Non-Motorized Transportation

Non-motorized transportation refers to the use of buggies, bicycles, and pedestrian modes of transportation for destination oriented trip-making. Presently, there are no existing or proposed bikeways or trails in Quincy Township; however, the Michigan Department of Transportation (MDOT- Southwest Region) is spearheading a non-motorized movement throughout various southwest Michigan counties. Currently, there are two non-motorized project areas in Branch County located in the City of Coldwater. All municipalities in the Southwestern region are encouraged to submit an application to the Michigan Department of Transportation Southwest Regional office in order to be considered for participation in this project.

The Amish Community in the Township uses non-motorized, horse-drawn buggies to travel throughout the Township and for destination-oriented trip-making. The recent re-paving and re-shouldering along Jonesville Road has made it difficult for buggies to share the road with vehicular traffic. As a result, the Amish residents have concerns about the safety of Jonesville Road for east and west trips through the Township. Currently, U.S. 12 and Jonesville Road are the only continuous roads traversing east and west through the entire width of the Township. The Amish community has proposed extending Newton Road between Briggs and Boone Roads to provide a buggy path suitable for non-motorized east-west travel. However, the Branch County Road Commission has indicated that a road in the proposed location would be extremely difficult to install, given the rolling topography of the area and Hogg Creek. This plan suggests that the Township and the County study the development of a slow moving traffic lane on either Jonesville Road or U.S. 12 that would assist the Amish in traveling through the Township.



Map 4
Circulation System

GOALS AND OBJECTIVES

Before a community can actively plan for its future growth and development, it must first set certain goals and objectives that define the boundaries of its needs and aspirations and, thus, establish a basis for the formulation of a Future Land Use Plan. These goals and objectives must reflect the type of community desired and the kind of lifestyle its citizens wish to follow, given realistic economic and social constraints.

The following text represents the goals (the ultimate purpose or intent of the Plan), objectives (means of attaining those community goals), and policy statements (specific statements which guide action) which should be used to guide local decision makers in reviewing future land use proposals.

Goals

The Quincy Township Planning Commission, in recognition of its role as an area endowed with an abundance of natural assets and prime farmland, adopts the following general community goals to guide future land development activities:

- ☐ Provide for a balance and variety of land uses to meet residents' needs in locations that will not negatively impact existing agricultural areas or the overall character of the Township.
- ☐ Encourage the preservation of agriculture land uses.
- ☐ Discourage the development of scattered land uses which result in inefficient land uses and ultimately increase the costs of public services.
- ☐ Set a high priority on maintaining the quality of Marble Lake, which is an important part of Quincy's natural amenities and an economic resource.
- ☐ Encourage Industrial development between the Village and the Township. Work to provide amenities within the Township that will help attract new industries.

Objectives And Policies

With the primary goals in mind, the following specific objectives and policy statements have been formulated to guide action, programs and land use in the Township.

Agricultural Objectives

1. Encourage continued agricultural activity by identifying prime agricultural land and promoting enrollment in the Public Act 116 program.
2. Minimize residential development in agricultural areas by directing residences into more appropriate areas.
3. Promote residential development alternatives which do not place residential uses along the frontage of mile roads.
4. Minimize the extent to which public water and sanitary sewer are extended into agricultural areas.
5. Encourage the continuation of value added agriculture related uses to enhance the incomes of farm families.

Residential Objectives

1. To provide a variety of attractive living environments in residentially planned areas of the Township.
2. Permit residential development only in accordance with the availability of necessary public utilities: road construction & maintenance, police and fire services, government administrative services and education services. The construction and maintenance of capital improvements for proposed residential areas should be considered.
3. Encourage dense to moderately dense development in areas directly adjacent to the Village to encourage Village-scale residential development and provide public services to residents in a cost-efficient manner.
4. Base density and location of residential development on adequacy of water supply and the capacity of soils for septic systems.
5. Review new residential developments to ensure their compatibility with the underlying natural features of the site. Preserve important topographic features, tree stands, wetlands, and other natural features whenever possible. Encourage open space planning where it would retain the rural character of the land.

6. Promote residential alternatives to the conventional strip development along mile road frontage.
7. Encourage the future development of larger lot sizes and decreased density of residential homes around Marble Lake.

Commercial Objectives

1. Encourage the practical distribution of commercial development to serve Quincy Township residents. Evaluate future allocation of commercial land in the Township on the needs of the residents for shopping, taking into account existing uses offered by the Village of Quincy.
2. Encourage major commercial and service facilities to locate in cluster developments (shopping centers) where essential public services can be economically provided and parking/traffic can be accommodated
3. Discourage commercial developments in the Township which negatively impact The Village of Quincy's downtown, an asset to the Village and Township alike. The community's retail and service needs can be best served by coordinated growth and development of both the Township and Village commercial areas.
4. Provide for neighborhood convenience facilities and services at or near major lake areas.
5. Review the design and layout of commercial development proposals to encourage high quality design and maintenance.
6. Promote enforcement of building codes and encourage commercial buildings, signs, parking area, and landscaping to be renovated and/or repaired on a regular basis.

Industrial Objectives

1. Encourage industrial development to enhance the economic growth of the Township.
2. Minimize the adverse impacts of new industrial development by locating new industrial uses in areas with reasonable boundaries which are not subject to encroachment by incompatible land uses.

3. Limit industrial development to the areas of the Township master planned for industrial development or served by adequate public utilities and are easily accessible to the major transportation network serving the Township.

Recreation Objectives

1. Encourage the development of (non-boat and watercraft oriented) recreation uses and enhance existing recreation facilities along Marble Lake which encourages the enjoyment of the Lake for all Township residents.
2. Encourage peace and tranquility around Marble Lake by working with other governmental units to reduce boat and watercraft speeds on the lake.

Community Facilities Objectives

1. Consider the development of a quality municipal facility that is responsive to the needs of the Township's residential, business, and industrial populations.
2. Foster a cooperative spirit between Quincy Township and Quincy Village to continue to share in the cost of providing joint community services to Township and Village residents.
3. Encourage the development of pathways, trails, and roadway enhancements that augment non-motorized transportation (buggies) and recreation opportunities.

Natural Features Objectives

1. Control lakeshore and stream bank development to assure that it does not directly or indirectly destroy the natural features of the Township.
2. Encourage conservation and protection of natural, scenic, and wooded areas for public enjoyment.
3. Prohibit flood plain development except for recreational purposes.

FUTURE LAND USE & CIRCULATION PLAN

The Future Land Use Plan (see Map No. 4, page 52) is the result of the comprehensive planning process. This map is based on the land use issues facing Quincy Township, analysis of existing uses, demographic and housing statistics, physical constraints and resources, circulation patterns, the community visioning session and the goals and objectives established by the community.

The Future Land Use Plan serves as a guide for growth and maintenance of the community. In order to function effectively, it has been constructed to be flexible and general in nature. The Future Land Use Map constitutes the development policy of the Township for circulation and land use. The land use proposals identified on the plan map are generalized areas for development which do not follow property lines or define specific sites.

Planning Principles

Land use planning principles are used as a guide in evaluating development alternatives and public policy. The following planning principles should be applied to all land use categories.

1. Consistency with the Plan

Development should be reviewed for general consistency with the intent of the master plan, as should sub-area or regional plans. Other governing bodies, such as the State or County, should be encouraged to use the master plan in considering programming for Quincy Township.

2. Concurrence and Compactness

Growth should generally be compact and in most cases directed to areas that maximize the use of the existing public investment in local roads. Development should occur concurrently with the provisions for infrastructure, like roads and community water or sanitary sewer. Development should be discouraged from leap frogging.

3. Sustainability of Natural Systems

Special consideration should be given when development is proposed in environmentally sensitive areas.

4. Human Scale

The community should be designed on a human scale with a land use pattern balanced around activity centers such as schools, the downtown, or recreational facilities. Pedestrian access should be considered in all new development projects.

5. Compatibility of Uses

Special attention should be given to developing transitions between uses of greater intensity (e.g. commercial uses) to uses of lower intensity (e.g. residential uses). Because of the off-site impacts of contemporary agricultural practices, it should also be noted that agricultural and residential uses are not always compatible land uses. Therefore, care should be taken to avoid allowing excessive residential encroachment into agricultural areas in order to preserve agricultural lands and the existing rural lifestyle.

Future Land Use Categories

The land use categories are graphically displayed on the Future Land Use and Circulation Plan and defined in this section of the Master Plan. Quincy Township officials will be responsible for the interpretation of the intent of the Future Land Use Map and the land use categories. At their discretion, they shall revise the Future Land Use Map and the land use categories to facilitate the needs of Quincy Township residents.

Agriculture Production

The major future land use for the Township is agriculture, comprising over 85% of the total area (see Table No. 13, page 45). Agricultural lands include farming (the production of crops, livestock and related goods), orchards, nurseries, farmsteads, value-added agricultural industries, and other activities directly associated with agriculture. Agricultural land uses are fundamental to the Township's effort to preserve its established rural character. Agricultural enterprises provide numerous benefits to the people residing in the Township and it is the intent of the Township to promote the use and preservation of agriculture land uses.

Agricultural land uses are planned for a large area of the Township, particularly for the northeast, northwest, and southeast quadrants of the Township. The desired density within the agricultural land uses is planned for one dwelling unit per every 40 acres, or 0.025 d.u.'s/acre.

Quincy Township Master Plan

There are a number of reasons why the agricultural land in Quincy Township should be planned to limit the number of houses in agricultural areas, including:

- The proposed density keeps land values from being inflated by non-agricultural speculation which has the effect of high taxes that are incompatible with agricultural use.
- The proposed density minimizes land use conflicts between residential and agriculture activities.
- The proposed density minimizes subtractions from the Township's agricultural land inventory.
- The proposed density provides the opportunity for farmers to create residential sites to generate a higher return for some land, minimizing the effect on agricultural land prices.
- The proposed density provides for the proximate location of residences of agricultural workers and succeeding farmers.
- The proposed density is designed to ensure that parcels are large enough to facilitate an agricultural use which can be self-sustaining and economically viable.
- The proposed density limits the amount of residential strip development along the Township's mile roads.

A characteristic of agricultural land use is the lack of urban infrastructure, such as paved roads, public water and sewer. It is the policy of this plan to carefully consider the extension of urban infrastructure into the Township. Road improvements should not be made in planned agricultural areas unless the existing road system ceases to provide adequate access for emergency vehicles and residents to existing farms and farmsteads. The extension of utilities, particularly water and sewer lines, has the potential to cause a decrease in the amount of agricultural land by creating opportunities for residential development. In some areas of the Township, such as around Marble Lake and in areas close to Quincy Village, higher density development served by water and sewer service is desirable, especially in carefully planned areas designated for higher density residential development. It is an important element of this plan to limit public service extensions only to areas that are master planned for medium to high density residential areas and ensure that public service extensions are not likely to reduce the amount of productive agriculture land in the community.

Lower overall land use density, limits to the extension of urban infrastructure into rural areas, and redirection of residential development to other areas of the community are some ways that the Township can help maximize the preservation of agricultural land use in Quincy Township.

Table No. 15

Quincy Township Future Land Use

Land Use Categories	Area in Acres	Area by Percentage
Agricultural	19,238.6	85%
Low Density Residential	529.6	2.3%
Lakeside Residential	961.7	4.2%
Medium Density Residential	298.7	1.3%
Multiple Dwelling Residential	43.5	.1%
Manufactured Home Park	86.5	.38%
General Commercial	294.0	1.2%
Neighborhood Commercial	14.5	.06%
Industrial	389.9	1.7%
Public/Semi-Public	166.1	.73%

Low Density Residential

Low Density Residential uses are planned for 529.6 acres within the Township or approximately 2.3% of the entire area within Quincy Township. The Low Density Residential land use category is intended to provide land areas for single family homes on larger lots and typically include single family homes and their accessory structures. A Density of 1 (one) dwelling unit per acre is planned for these areas. The Low Density Residential category is envisioned for prime residential areas to act as a transition area between higher density residential development and the rural environment. The provision of public water or sewer would not typically be available to areas planned for low density residential.

Development in areas Master Planned for Low Density Residential should be orderly in design to preserve the rural character and to not interfere with the existing agricultural uses. Characteristics include larger homes, accessory structures and lots approximately one acre or larger in area. Low Density Single Family residential uses are planned in those areas of the Township where residential lot splits have resulted in a concentration of homes with the characteristics listed above. These areas include: 1.) Land near the intersection of Dorrance

Quincy Township Master Plan

Road and Fremont Road, 2.) Land south of U.S. 12 along Ridge Road, and 3.) Land south of U.S. 12 between Fox Road and Fremont Road.

Lakeside Residential

Lakeside Residential uses are planned for 961.7 acres within the Township or approximately 4.2% of the entire area within Quincy Township. The Lakeside Residential land use category is intended to provide land areas for single family homes on smaller lots in areas bordering Marble Lake. A density of one dwelling unit per $\frac{1}{2}$ acre, or 2 dwelling units/acre, is planned for Lakeside Residential uses. This use category is intended to lower the density of future development around Marble Lake and help to limit the negative environmental consequences of high density development without water and sewer service around the Lake.

Given the future development pressures around Marble Lake and its desirability as a residential area, the provision of public sewer systems around Marble Lake is an important provision of this plan.

The Branch County Health Department is charged with regulating Township wells and septic systems. The County Health Department determines the acceptability of residential septic systems on a case-by-case basis, using both the percolation of soils and the number of bedrooms in each residential unit as a benchmark for determining the amount of land needed for septic fields. A typical four bedroom single family home on a parcel with soils that percolate well would need approximately 600 square feet for a percolation field. Without community sanitary sewers, higher density development around Marble Lake may have problems meeting County Health Department standards.

To provide an incentive to developers who provide public sewer service to residents, a density bonus of up to eight dwelling units per acre would be available to new developments that provide public sewer service. With the density bonus, the land use could include single family residences, townhomes, duplexes, and similar residential development. The density bonus should only be given when public water and sewer are readily available for all areas of the new development and significant natural features are protected on the site.

Medium Density Residential

Approximately 298.7 acres of Quincy Township land is planned for medium density residential land uses. The planned areas for median density residential are located directly north of U.S. 12 on Quincy Grange Road and south of U.S. 12 in an area commonly known as the “Sattler Farm”. Densely developed single family residences and affordable, smaller, Quincy Village-scale lots are planned for this land use category.

Medium density residential developments are planned for a density in the range of four dwelling units per acre to six dwelling units per acre. Medium Density land use is more intensive than the Lakeside and Low Density Residential land uses in terms of density, vehicle trips per day and infrastructure demands.

Community sewer is required to support the planned density in this land use category. Although it is possible to serve developments of this planned density with a community septic field, it is the intent of the Township to promote these intensive land uses only if they are adequately served by sanitary sewer systems. Given the planned location of high density residential uses, public sewer service could be provided by the Village of Quincy.

When Medium Density Residential land uses are proposed, the Township wishes to minimize the impact on adjacent residences and rural landscapes. The use of landscaped screening, setbacks from property lines, open space developments, and facility amenities such as sidewalks and open spaces can help to offset the impact that intensive land uses can have on neighboring land uses.

Multiple Family Residential

Multiple Family Residential uses are planned for 43.5 acres of the Township, or .1% of Township land. The intent of the Multiple Family Residential area is to provide more dense housing opportunities, such as townhouses, duplexes, apartments, and condominiums to small areas of the Township. The density for this area is planned to be between 6 (six) and 15 dwelling units per acre. One area of the Township, at the northwest edge of Marble Lake, is planned for Multiple Family Residential. The planned multiple family area is currently a lakeside campground that the Township proposes to be used as higher density multiple family residential uses in the future.

As with Medium Density Residential land uses, the Plan aims to minimize the impact on adjacent residences and rural landscapes when Multiple Family Residential uses are

proposed. The use of landscaped screening, setbacks from property lines, open space developments, and facility amenities such as sidewalks and open spaces can help to offset the impact that intensive land uses can have on neighboring land uses.

Manufactured Home Park

Manufactured Home Park developments provide housing alternatives to Township residents. Approximately 86.5 acres of Township land, or .38% of Township land, is planned for Manufactured Home Parks. The Township has planned for Manufactured Home Parks at two existing locations: 1.) land near the intersection of Lott Road and Fremont Road and 2.) land abutting Marble Lake along Wildwood Road.

Manufactured home parks have the potential to increase the population of the Township without a corresponding increase in tax base. Additionally, the Township cannot regulate the internal design nor the operation of these facilities. Therefore, it is important for the Township to discuss, consider and plan for the possible and appropriate locations of a manufactured housing development in Quincy Township. The Township has planned for two new Manufactured Home Parks: 1.) land directly north of Quincy Village along Clarendon Road and 2.) land that is currently a campground south of Wildwood Road, near Marble Lake. The existing Manufactured Home Park along Lott Road may be expanded.

It is the policy of this plan to apply the following standards to the location or expansion of Mobile Home Parks in Quincy Township:

- A new or expanded Manufactured Home Park will be located on or near a major thoroughfare for access to community services and facilities.
- A new or expanded Manufactured Home Park will be located to minimize the negative impacts on single family residential development, a vital component of the Township's tax base.
- The Township will encourage any expansion of Manufactured Home Parks to be near existing Manufactured Home Parks where the negative impacts are likely already experienced.
- The Township will provide adequate lands planned for Manufactured Home Parks to give choice.
- A new or expanded Manufactured Home Park will be located to minimize the impact on environmentally sensitive areas.

- The Township will base the decision to accept Manufactured Home Parks on a fair-share and balanced allocation of low income housing for the community.

Commercial

It is the policy of this plan to support the maintenance and revitalization of Quincy Village for the following reasons:

- Quincy Village is symbolic of the Quincy community
- Quincy Village is the location of Township residents' investment in community facilities, such as schools, churches, libraries, and fire stations
- Quincy Village is a highly visible built environment the quality of which is important to the entire Quincy community because of its prominence on U.S. 12

General Commercial

General Commercial land uses are planned along U.S. 12 in the western half of the Township. General Commercial uses are planned to total 294 acres of Township land. The uses in this planned category are intended for Township-scale commercial developments such as grocery stores, automobile sales, agricultural related sales, roadside fruit and vegetable stands and other types of commercial development that could not occur in the Village because of limitation on size or scale. Except in a limited area, office uses and small retail developments are discouraged from locating in the Township so that they may be encouraged to locate in the downtown of the Village.

Commercial developments are typically intensive in terms of vehicle trips, on-site parking and infrastructure requirements. They should be buffered from agricultural and residential land uses with landscaping and screening. By concentrating commercial land use along the major highway (U.S. 12), the development may occur in close proximity to potential residential customers, away from the agricultural areas of the Township. The existing road network is designed for these more intense uses along the U.S. 12 corridor, an area accustomed to and prepared for non-residential development.

Commercial development could be designed to interact with both the existing and future potential residential neighborhoods to minimize the commercial "stripping" of the Township. Typical commercial developments create strip centers along major roads with dated architecture and a limited life span. By promoting commercial development with classic architectural details (brick facades, vertical elements, large percentage of windows,

and high quality landscaping) the Township can ensure that any commercial development will add to the rural character rather than detract from it.

Neighborhood Commercial

Neighborhood Commercial uses are planned for a small area at the intersection of Ray Quincy Road and Sebring Road. Neighborhood Commercial areas are intended to provide neighborhood-scale convenience commercial uses, such as restaurants, convenience stores, and bait and tackle shops for lakeside residents and users of recreational facilities around the lake. Neighborhood Commercial developments should be small in scale (5,000 square feet or less) with architectural details that blend with the traditional Midwest small town residential neighborhood and nearby agricultural landscape.

Industrial

Over 389.9 acres or 1.7% of the Township is planned for industrial land use. Industrial land uses involve the manufacture and assembly of products from parts or raw materials and can include research and development. Industrial uses typically generate large truck traffic and need to be served by adequate transportation facilities, including major highways and thoroughfare roads of the Township. Storage may be needed outside of the building for materials or finished products. Warehousing and storage of materials is also a typical use found in this category. Industrial uses are planned on the north side of U.S. 12 to the east of the Village.

While industrial uses are typically intensive uses, they can be adequately screened, buffered and designed to avoid adverse impacts on adjacent uses. The use of buffering will be needed to minimize the adverse impacts industrial uses could have on the adjacent rural residential land uses. Any proposed development should provide adequate site design features so that both land uses can co-exist in close proximity to each other.

Public/Semi-Public

Approximately 166 acres or .73% of Township land is planned for Public/Semi-public uses. This category is intended for public uses, such as cemeteries and parks, and semi-public uses such as churches. The Master Plan maintains Public and Semi-Public uses at current locations. The Township's Policy is to locate any new or expanded community facilities within the Village of Quincy, especially public and private schools. An exception

to this policy would be a proposed Township Hall which should be located within the Township, but near Quincy Village.

Recreation Conservation Boundary

The Recreation Conservation Boundary is designated to preserve the existing natural waterways and wetlands and protect them from pollution, contamination, encroachment and destruction while providing natural resource activities and experiences that are compatible with the preservation of natural resources, such as low impact recreation and conservation education and appreciation.

The proposed use or development of parcels subject to or included in the Recreation Conservation area should be closely examined and considered prior to approval so as not to cause degradation to the surrounding environment. All types of non-recreation or non-conservation development should be restricted from the recreation conservation area. The area currently serves as part of the headwaters for the Chain of Lakes and is planned to be preserved for conservation uses. The Township encourages conservation transfers and easements from property owners on this area or may wish to purchase the property for recreation, park and conservation uses as grant and other funding programs develop.

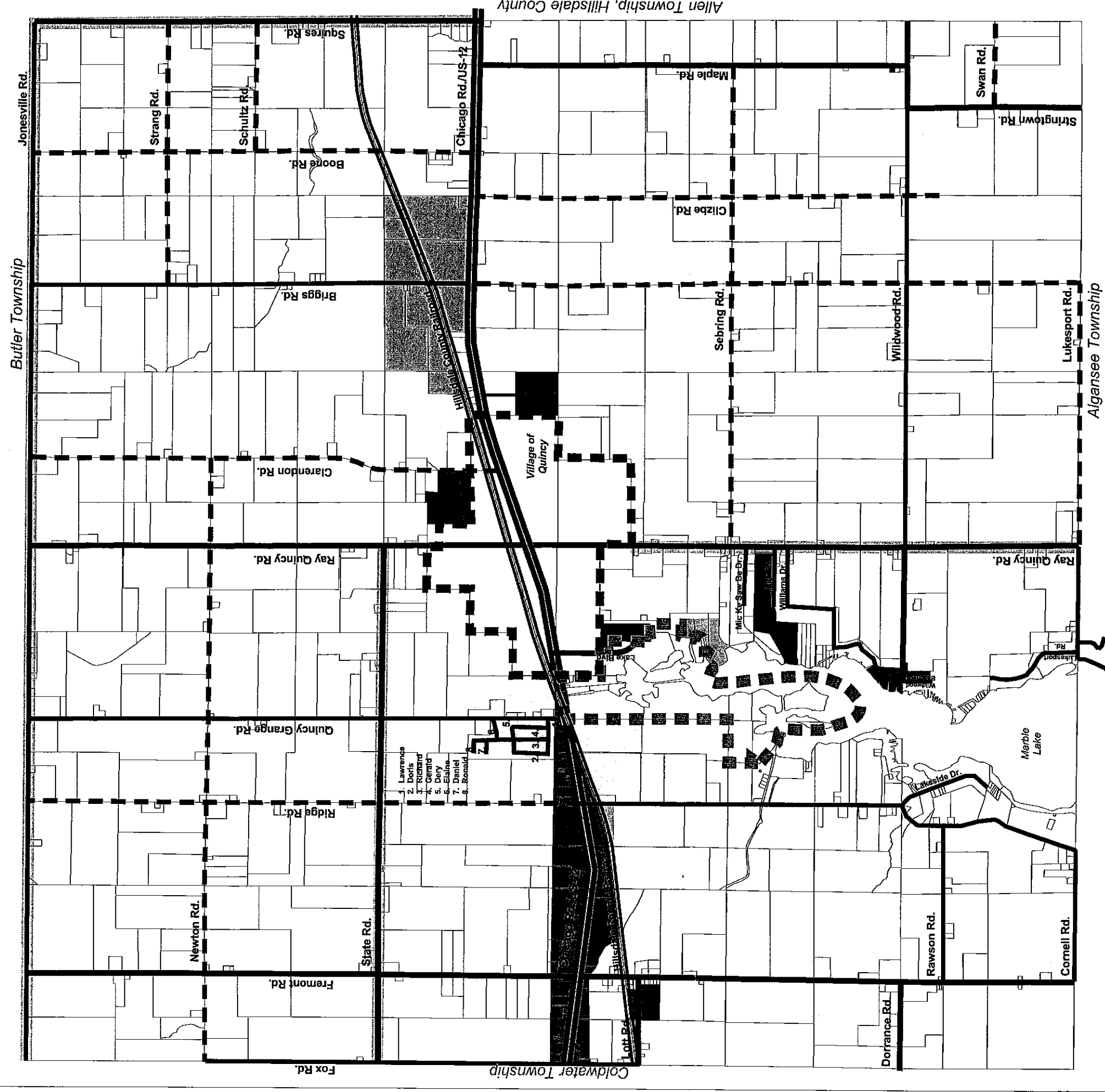
Circulation/Road System Improvements

Because the road system is adequate to serve planned land uses, the Township does not propose significant changes to the road system within the foreseeable planning period.

The Branch County Road Commission plans to concentrate on the maintenance and improvement of existing public roads. Existing paved roads will be annually evaluated for condition. Maintaining existing gravel roads will be a top priority of the Township and County Road Commission. Gravel roads promote reduced speeds, a rural atmosphere, and discourage dense housing development. However, poorly maintained gravel roads result in a variety of conditions from nuisances such as dust to more dangerous conditions resulting in damage to vehicles and difficult driving conditions. The Township and County will annually evaluate the road conditions (including traffic volumes) within the Township and prioritize improvements based on the evaluation's findings.

This plan recommends that Maple Road, located in the southeast quadrant of the Township, become a county-designated "Natural Beauty Road" which will protect the character and significant natural features of the road.

It is a policy of this plan that the Township will hold the right of first refusal on all rights-of-ways that are sold, transferred, abandoned, or vacated for roads, railroads, utilities or public lands, including public schools.



Map 5
Future Land Use & Circulation Plan

IMPLEMENTATION

Implementation strategies are a key component of any community master plan. They determine how the plan's guidelines and recommendations become reality. The Quincy Township Master Plan should not be viewed as a finished product. As events alter conditions within the community or the needs of Township residents change, various adjustments or additions will need to be made to the Plan. It is not anticipated that the Plan's major goals and objectives will require change, but rather, as the Plan is interpreted and implemented, certain aspects will require periodic adjustment.

The following section presents tools and techniques that community leaders and the Township Board can use to implement the future land use plan. The techniques can be used individually or in tandem to achieve the objectives and eventually the overall goals of the future land use plan. While the direct impact of some of the techniques cannot be immediately assessed, over time these procedures can effectively guide the land use and development of Quincy Township.

Township Zoning Ordinance

Zoning regulations are adopted under the local police power granted by the State for the purpose of promoting community health, safety and general welfare. Such regulations have been strongly supported by the Michigan courts, as well as by the U.S. Supreme Court. Zoning consists of dividing the community into districts, for the purpose of establishing density of population and regulating the use of land and buildings, their height and bulk, and the proportion of a lot that may be occupied by them. Regulations in different kinds of districts may be different; however, regulations within the same district must be consistent throughout the community.

The intent of zoning is to assure the orderly development of the community. Zoning is also employed as a means of protecting property values and other public and private investments. Because of the impact that zoning can have on the use of land and related services, it should be based on a comprehensive long-range community plan.

Zoning is an effective tool not only for the implementation of the Plan, but also because it can benefit individual property owners. It protects homes and investments against the potential harmful intrusion of incompatible land uses; requires the spacing of buildings far enough apart to assure adequate light, air and safety from fire; prevents overcrowding of

land; facilitates the economical provision of essential public facilities; and aids in the conservation of essential natural resources.

Depending on the rate of developmental change and requests for change to the zoning map, an annual appraisal of the zoning map should be made. It is generally accepted practice to provide zoning on the basis of a five-year land use projection, whereas the Plan is a ten (10) to fifteen (15) year projection.

The Township Zoning Ordinance should be reviewed to ensure that the environmental, land use and circulation proposals of this Plan are reflected in the Ordinance, particularly under site plan review and special land use approval standards.

A zoning ordinance is the primary tool a community can use to implement the goals and objective of its master plan. The following is a list of ordinances, regulations, and policies which the Township could enact to promote agricultural uses and protect Marble Lake:

- Introduce agriculture preservation zoning, which increases the minimum lot area in agricultural zones and limits the number of non-farm related structures on each parcel.
- Allow a density bonus for the clustering of farmstead housing and accessory structures in agricultural zones.
- Allow value-added agricultural commerce and industries in the agricultural zones which allow farmers to add to their farm incomes.
- Require industrial and commercial land uses to create buffers and greenbelts between their land use and any adjacent residential land uses.
- Reduce the minimum lot area allowed on Marble Lake so that most lakeside lots conform to the zoning ordinance. Require more open space for residential lots along the lake.
- Allow a density bonus for developers that provide public sewer to lakeside residential areas.
- Create a site plan review and approval process for all new development within the Township.

Site Design Standards

Beyond standard regulations to implement the future land use plan, the ordinances can be revised to allow for more flexibility and creativity in design. Innovative site design involves the use of special zoning standards and review procedures that provide design and regulatory flexibility, so as to encourage innovation in land use planning and design. High quality developments, which help to preserve and maintain the existing agricultural character in Quincy Township, can be implemented only if the regulations and standards are adopted to promote quality.

Plan for Natural Areas

Natural features such as Marble Lake, wetlands and woodlands add to the unique character of Quincy Township. There are very little data available about the wetlands and woodlands in the Township. The last updated survey of these features was conducted by the Department of Natural Features in the late 1970's. By surveying and identifying the significant natural features of the community (wetlands, woodlands, steep slopes, groundwater recharge areas, aquifers, and floodplains) the Township can target areas for natural resource planning and conservation.

Marble Lake, the most significant natural feature in the Township, does not have a regular water quality study to determine the impacts of development and recreation use on the Lake. A baseline study and regular testing of water quality for the Lake would help to determine methods for improving water quality and ensuring that this important resource is not irreparably damaged.

The Township will consider developing a sub-area plan for the Recreation-Conservation Boundary that would inventory the natural features within the boundary and create a plan for the design and use of the lands within the boundary. The plan could be used to apply for state and local grants to support the planned uses.

Land Division Regulations

Like zoning, land division regulation, under the Michigan Land Division Act (P.A. 288 of 1967, as amended through P.A. 591 of 1996) is a tool for the implementation of this Plan. While zoning deals with land use on a site by site basis and activities in selected areas, land division standards are concerned with the process of dividing land and maintaining the quality of individual developments.

Subdivision standards, as permitted to be established under the Land Division Act, can be created in a Subdivision Control Ordinance to protect the needs of residents by providing both site design controls and improvement standards. Design controls provide for the arrangement and location of streets, configuration of lots, the provision of open space, and the sufficiency of easements for utility installations. Improvement standards ensure adequate roads and other physical improvements.

All other land divisions in Quincy Township are also regulated by the Land Division Act. The act permits the Township to establish a Land Division Ordinance to establish local authority and responsibility for the legal approval of land divisions. When land is divided outside of subdivisions, the ordinance can assure the resulting lots are created consistent with the requirements of the Zoning Ordinance minimum requirements. It can also require the lots to maintain minimum access standards to assure availability of public or private roads for the lots.

All the land division regulations described in this section were recently modified by the Michigan legislature and Governor. The Planning Commission must remain alert to changes in this area of regulation to assure the Township standards and requirements are consistent with the authorizing legislation.

Michigan condominium regulations have been modified to permit the ownership of land by a co-owners association. Many developers have created site condominiums as a substitute for land subdivisions. Site condominium development is often an attractive alternative to subdivision because the approval process can be much shorter than subdivision development. The Condominium Act requires condominiums to comply with local ordinances. The Planning Commission will consider establishing standards to regulate site condominium development of land in the Township.

Open Space Development

Rural open space development is an alternative to conventional site development and is intended to promote the preservation of rural character. Conventional site development often results in residential sprawl that consumes large amounts of land and divides open spaces into fragments on individual home sites that does not contribute to a rural appearance and is not conducive to agriculture, wildlife habitat, or other rural open space uses.

Quincy Township Master Plan

Conventional site development places lots on every available acre of the site. Open space development (also known as cluster development) allows for the grouping of dwellings onto part of the site so that the remainder can be preserved as open space. The clustering of dwellings can be placed either within woodlands, to preserve agricultural land, or on the agricultural land, preserving woodlands and other existing natural features.

The development also typically has a large setback from the road to preserve the rural views. The goal is to devise better use of undeveloped property rather than the resulting corridor residential development that is presently occurring.

Township Zoning Ordinance requirements must be revised to be no more difficult for rural open space development than for conventional residential development. This development alternative is most effective when the Township offers a small incentive for open space development to the developer in the form of a small density bonus. A density bonus is contingent upon the developer preserving a sufficient amount of natural features and open space and appropriate infrastructure for the dwellings.

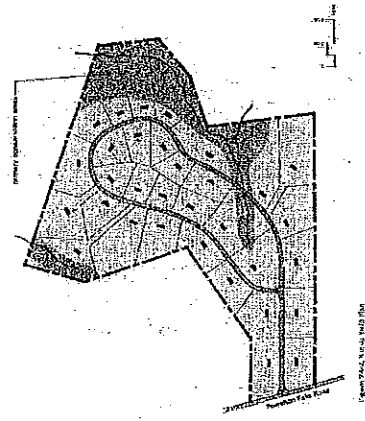


Figure 1: Conventional residential development

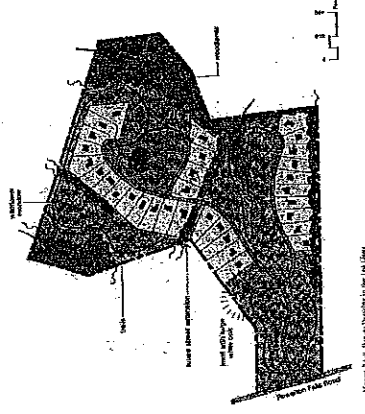


Figure 2: An example of residential open space development

Right to Farm Laws

Michigan enacted a Right-to-Farm Act (P.A. 93) in 1981 to provide farmers with protection against nuisance suits for standard farming practices. New amendments to this law prohibit local governments from passing laws that are more restrictive than Michigan's Right-to-Farm Act. The existence of such laws is important in areas where residential development and agricultural farm uses meet. Often newcomer residents object to agricultural uses which involve the spraying of chemicals, industrial-like harvesting of crops, and odiferous animal wastes. Newcomers to rural areas have been influential in having nuisance ordinances passed

and pressing nuisance suits against farmers to limit their operating practices. The Right-to-Farm laws do not exempt farmers from state and federal laws relating to pollution and safety.

They do, however, serve to underscore the legitimacy of farm uses - even the primacy of farm uses above other land uses that may develop in the areas.

Farmers should be aware that they are covered by the Right-to-Farm laws only in the event of a lawsuit. The Right-to-Farm Act in Michigan requires farmers abide by the GAAMP, or Generally Accepted Agriculture Management Practices, in order to receive legal protection from nuisance lawsuits. Township land use regulators will recognize the provisions of the Michigan Right-to-Farm Act.

Purchase of Development Rights

Many farmers are skeptical of agricultural zoning because it restricts the use of their land without compensation. A farmer's land is not only a source of livelihood but an insurance policy and a retirement fund. Thus, the farmer has only two choices: either to keep farming and hope to pass along the farm to heirs (or another farmer) or try to sell out for development.

The purchase of development rights (legally known as conservation easements) or PDR by a government or land trust offers farmers a middle ground between those two choices. The sale of development rights provides a farmer compensation for not selling the land for development and gives the farmer needed cash liquidity. Most farmers use the money to pay off debt, reinvest in the farm, or set up a retirement fund. A farmer can sell the development rights for cash (or cash and income tax benefits in a bargain sale) and still own the land and use the land for farming or open space. Once preserved, the land can be sold or passed on to heirs, with restrictions spelled out in the deed of easement that will apply to subsequent landowners.

There are many purchase of development rights programs for Quincy Township. P.A. 116 is the State of Michigan PDR program which is operated at a county-wide level. Several land conservancies and farming advocacy programs also have PDR programs which allow farmers the ability to protect the agricultural use of their property forever.

Public Understanding and Support

Citizen participation and understanding of the general planning process and specific goals, objectives and policies of the Plan are critical to the success of the Township's planning process. Lack of citizen understanding and support could well have serious implications for the eventual implementation of planning proposals. Failure of the public to back needed

bond issues, special assessments, zoning decisions or development proposals are just some of the results of public misunderstanding of and rejection of long-range plans.

In order to organize public support most effectively, the Township must emphasize the necessity of, and reasons for, instituting the planning program and encourage citizen participation in the planning process. Accordingly, the Township Planning Act, (P.A. 168 of 1959, as amended), states that the Township Planning Commission shall promote public understanding of an interest in the Plan and shall publish and distribute copies of the Plan and of any report and may employ other such means of publicity and education as it determines necessary.

The validity of the Plan, as well as the right of the Planning Commission to review various development proposals to assure their compatibility with the Township's expressed policies, requires that the Plan be officially adopted by the Commission. It is also desirable for the Township Board to adopt a resolution stating their concurrence with the goals, objectives and policies in the Plan.

In order to organize public support most effectively, the Township must emphasize the reasons for the planning program and encourage citizen participation in the adoption of the Plan and the continued planning process. Public education can be achieved through an informational program involving talks, newsletter articles, and preparation of simple summary statements on plans for distribution. Participation by residents in various civic groups is evidence of community involvement.

Planning Commission

A stable and knowledgeable Planning Commission is critical to the success of the zoning process. The Commission's responsibilities include long-range plan formulation and the drafting of appropriate, reasonable zoning ordinance regulations designed to implement the Master Plan's goals and objectives. Adoption of the Zoning Ordinance by the Township Board then provides the legal basis for enforcement of the Zoning Ordinance's provisions. The ultimate effectiveness of the various ordinance requirements, however, is dependent upon the overall quality of ordinance administration and enforcement. If the administration procedures are lax or handled in a sporadic, inconsistent manner, the results will be unsatisfactory at best; conversely, fair and efficient administration generates a quality built and natural landscape.

Continuous Planning

A role of the Planning Commission is to provide planning recommendations to the Township Board. This planning function is a continuous process which does not terminate with the completion of this Plan. Rural-residential areas are in constant change and planning is an ongoing process of identification, adjustment, and resolution of problems. In order to sustain the planning process and generate positive results, maintain momentum, and respond to change, the Plan should be reviewed and updated every three to five years to maintain the validity of its data and relevance as a policy document.

Maintenance of the Master Plan

This Master Plan provides the basis for land use regulations in Quincy Township. As the foundation for land use decisions, it must be regularly reviewed and updated to assure the overall regulatory framework is supported. The Planning Commission recognizes this need and shall review the document at least once every five years, as required by Public Act 285, as amended, to assure the Plan continues to represent the goals and objectives of the Township's residents. The Plan will be updated or revised, as needed, in order to continue to provide a firm foundation for land use planning and regulation.

The Quincy Township Planning Commission considered and caused preparation of the text and maps for this Master Plan during 2002. The maps and text were considered and discussed in public meetings. A public hearing on the Master Plan was held on November 6, 2002. The public hearing was advertised in accordance with statutory requirements prior to the public hearing. The public was invited to attend the hearing and make comments on the plan prior to adoption by the Planning Commission.

Funding

Successful implementation of the Master Plan will depend on the ability of the Township to secure the necessary financing. Besides the Township's general fund, there are several sources of revenues which the Township could utilize. The sources of funding are summarized below and should be investigated by Township officials in greater detail:

Michigan State Housing Development Authority (MSHDA) Home Improvement Program This program provides low interest loans for home improvements through local lending institutions. The Home Improvement Program (HIP) is not targeted to any specific area, but can be utilized township-wide. Interest rates on loans are related to income. The property must be twenty years or older in age or in need of repair: to correct items that are hazardous to health and safety; or for items related to energy conservation.

Local Development Finance Authority (LDFA), P.A. 281 of 1986

Act 281 is the primary means of making tax increment financing procedures available to assist industrial development. The LDFA Act is targeted toward individual eligible properties, rather than toward a development district. The Township has an established LDFA board which has the power to plan, build public facilities, acquire land, clear and redevelop land along with other development powers. This Authority can be a useful tool to implement the industrial goals and objectives of this Plan.

Intermodal Surface Transportation Efficiency Act (ISTEA)

In 1991, this program was established to fund enhancements to non-motorized transportation facilities, transportation aesthetics, mitigation of water pollution due to highway runoff and transportation related historic preservation.

Michigan Bureau of History

Historic Preservation grants are available through the Michigan Bureau of History under the Department of State. These federal funds are received from the National Park Service and administered by the Department of State. Grant funds can be used to inventory historic and archaeological sites, nominate eligible sites to the National Register of Historic Places, plan for the preservation of historic sites, and produce educational programs to promote the historic preservation program. A limited portion of the funds can be used for plans and specifications for properties listed on the National Register of Historic Places, but funds cannot be used to restore historic properties.

Special Assessment

This technique allows for the financing of public improvements, such as roads or street lights, through the assessing of property taxes, on an equitable basis, to the benefitted property owners in a specific district.

Michigan Natural Resources Trust Fund

This fund replaced the Michigan Land Trust Fund in October, 1985. All proposals for local grants must include a local match of at least 25 percent of total project cost. Projects eligible for funding include: acquisition of land or rights in land for recreational uses or for protection of the land for environmental importance or scenic beauty; and development proposals for public outdoor recreation or resource protection purposes (i.e., picnic areas, beaches, boating access, fishing and hunting facilities, winter sports areas, playgrounds, ballfields, tennis courts, and trails, etc.). Indoor facilities are considered only if their primary purpose is to support outdoor recreation. Examples include nature interpretive buildings and park visitor centers. Outdoor recreation support

buildings such as restrooms and storage buildings, are also eligible. Proposed local government fund recipients must have a recreation plan no more than five years old and approved by the Department of Natural Resources.

APPENDIX A: PUBLIC PARTICIPATION

On June 25, 2002, McKenna Associates, Inc. led Township officials and member of the public in a Visioning Session for Quincy Township. There were twelve people present representing the Township Planning Commission, Township Board, Amish Community, Quincy Village and the general public. The Visioning Session's goal was to learn about what residents of the Township want to preserve for the future and what they would like to change. The following questions were asked of Township residents. Their responses follow:

1. What in the Township would you like to preserve and protect for the future?

- Lakes
- Parks & Recreation Area
- Wetlands
- Agricultural Farms
- Woodlands (along roads)
- Water Quality
- Lakeview Cemetery
- Historic Buildings (i.e., Library)
- Personal Rights
- Better Education
- Small Business

2. What in the Township would you like to change in the future?

- Connect Newton Rd. to Briggs Rd.
- Everyone treated the same
- Stop building on good farmland
- No wake/ time limits for boats on Marble Lake
- Speed and time restrictions on Marble Lake
- Equal treatment and enforcement
- DNR - limit lake access to Marble Lake
- Land use restrictions
- Density - community and residential
- Affordable housing
- Mixed housing
- Incentives for cleanliness of properties
- Clean-up properties
- More Parks and Recreation activities
- Beautification
- Planning for non-auto transportation
- More Preservation
- Slowdown semis on Jonesville Rd
- Property maintenance
- Lake maintenance
- Township residents pay more money for water and sewer
- County cutting down trees
- No more Campgrounds on lakefront property

Quincy Township Master Plan

3. What are the concerns of the community and needs of the community regarding Agriculture in the Township?

Needs	Concerns
• Livestock far from residential • Preserve Agriculture • Allow value-added agricultural uses to supplement farm income (i.e., sawmills, carpentry shops)	• Wasted land when residential develops in strips • Agriculture's future uncertain so plan for commercial & industrial • Selling land for residential development is more profitable than farming

4. What are the concerns of the community and needs of the community regarding residential development in the Township?

Needs	Concerns
• Dense to moderately dense housing near the village - with public utilities • Affordable housing • Additional Dwellings on Ag. Land • Housing (denser) near village	• Village is providing affordable housing with a project • Annexation and utilities • Confusion by residents as to whether their residence is in the Village or Township • Manufactured housing dotted throughout the township

Quincy Township Master Plan

5. What are the concerns of the community and needs of the community regarding Lakeside development in the Township?

Needs	Concerns
• Better maintenance of the Lake, in particular, weeds. • Water and sewer service around the Lake • Beautification around the Lake • Restore the Old Marina • Create walking/biking trails around the Lake • Limited commercial development around the Lake	• Village will provide water to the Township around the Lake only if it is to their benefit. • Need consensus of Lake residents to provide water and sewer and it appears that a majority don't want to have public water and sewer • Water quality will continue to decline • Zebra Mussels • Farm animals in the Lake • Agricultural run-off

6. What are the concerns of the community and needs of the community regarding commercial development in the Township?

Needs	Concerns
US - 12 from the western border to the Village Limits: • appropriate development • grocery store, farm implements Downtown Quincy Village: • Expand historical character • Expand retail stores • Design guidelines • Main Street program	• Downtown needs property maintenance help. • Industrial development draws in commercial development • Want a nice clothing store

7. What other issues are important?

- Continue to develop relationship between Village and Township
- Need for a Township hall that would have offices and give the Township greater recognition
- Industrial development is wanted and if not in the Village, then in the Township next to the Village
- Developing pathways for walking and biking is important for both the Village and Township
- Preventing the establishment of landfills in the community is important

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