

# Superior Charter Township Growth Management Plan

## TABLE OF CONTENTS

<b>Chapter 1 – Introduction</b>	<b>Page Number</b>
Introduction .....	1-1
Location .....	1-1
Location and Neighboring Jurisdictions .....	1-1
Description of the Growth Management Plan .....	1-2
Relation to the 1982 and 1992 Plans .....	1-2
Background Data and Analysis .....	1-3
Principal Features of the Plan .....	1-3
History of Superior Township .....	1-5
Future of Superior Township .....	1-9
<b>Chapter 2 – Demographics</b>	
Introduction .....	2-1
Population Characteristics .....	2-1
Population Size .....	2-1
Age Structure .....	2-2
Diversity of Township Population .....	2-3
Education .....	2-3
Occupation Trends .....	2-4
Economic Measures .....	2-4
Median Household Income .....	2-4
Poverty Trends .....	2-4
Property Tax Base .....	2-5
Housing Characteristics .....	2-6
Housing Units .....	2-6
Housing Value .....	2-6
<b>Chapter 3 – Current Conditions</b>	
Introduction .....	3-1
Natural Environment .....	3-1
Natural Resources .....	3-1
Land Cover .....	3-1
Farmland .....	3-4
Woodlands, Wetlands, Water Bodies and Other Sensitive Natural Features .....	3-6
Floodplains .....	3-8
Soils .....	3-11
Topography .....	3-14
Built Environment .....	3-16
Land Use .....	3-16
Historic Resources .....	3-19
Infrastructure .....	3-21
Community Facilities and Schools .....	3-27
<b>Chapter 4 – Major Issues</b>	
Introduction .....	4-1
Protection and Preservation of Natural Features .....	4-1
Huron River and Fleming Creek Corridors .....	4-3
Loss of Agricultural Land .....	4-3
Rural Housing .....	4-4

Urban Growth in Ann Arbor, Canton and Salem Townships .....	4-6
Urban Housing.....	4-7
Need for Additional Commercial Development.....	4-7
Planned High Tech Center .....	4-8
Transportation.....	4-8
Geddes Road Corridor .....	4-9
The M-14 Corridor.....	4-11
Sanitary Sewer and Water Services.....	4-12
Public Facilities and Services.....	4-12
Response to and Role in Large Regional Development Proposal.....	4-14
Greenways.....	4-15

**Chapter 5 – Vision, Goals, Objectives and Policies**

Introduction .....	5-1
Future Vision of Superior Charter Township .....	5-1
Proactive Planning and Sustainability.....	5-1
Quality of Life: Impressions, Standards and Visual Character.....	5-1
Quality of Life: Natural and Agricultural Landscape.....	5-2
Quality of Life: Access to Opportunities .....	5-3
Quality of Life: Recreation.....	5-3
Quality of Life: Urban Infrastructure and Neighborhoods.....	5-4
Natural Features .....	5-5
Historic Structures and Sites .....	5-17
Recreational Land Use.....	5-21
Greenspace System .....	5-24
Agricultural Land Use .....	5-29
Residential Land Use.....	5-34
Commercial Land Use .....	5-40
Employment Center Land Use.....	5-50
Infrastructure .....	5-57
Circulation Systems .....	5-57
Utilities.....	5-72
Public Facilities .....	5-80

**Chapter 6 – Growth Management Strategy**

Introduction .....	6-1
Planning Sub-areas.....	6-1
Growth Management Strategy .....	6-2
Introduction .....	6-2
Key Strategies to Reach Vision.....	6-2
Geddes Road Urban Sub-area.....	6-6
Superior & Gale Road Rural Sub-area .....	6-7
Hospital Sub-area.....	6-8
Dixboro & Fleming Creek Sub-area.....	6-8
Northern Rural Sub-area .....	6-9
Central Sub-area .....	6-10
Transportation Corridor Improvements.....	6-11
Other Public Facilities .....	6-12
Future Land Use .....	6-12
Introduction .....	6-12
Elements of the Future Land Use Map.....	6-12
Greenspace Plan .....	6-16

**Chapter 7 – Zoning Plan**

Introduction .....7-1

What is a Zoning Plan?.....7-1

Relationship to the Growth Management Plan .....7-1

District & Dimensional Standards .....7-2

    Rural Districts .....7-2

    Rural Residential Districts .....7-2

    Urban Residential Districts .....7-3

    Business Districts .....7-3

    Industrial Districts .....7-3

    Special Districts .....7-4

    Dimensional Standards .....7-5

Proposed Changes to the Zoning Ordinance .....7-7

    Corridor Regulations.....7-7

    District and Related Definition Changes .....7-7

    Site Plan Review Standards .....7-9

    Other New Regulations .....7-9

**Chapter 8 – Plan Implementation**

Introduction .....8-1

Focusing on Priorities .....8-1

Annual Tasks .....8-1

Top Priorities .....8-2

**LIST OF TABLES**

<b>Table Number</b>		<b>Page Number</b>
2-1	Superior Charter Township Population by Age Group.....	2-2
2-2	Median Household Income .....	2-4
2-3	Superior Charter Township Tax Base, 1991 & 2001 .....	2-5
2-4	Median Value of Owner-Occupied Housing, Superior Charter Township and Surrounding Jurisdictions, 1990 & 2000 .....	2-7
3-1	Superior Township Land Use/Cover 1990 and 2000 (Acres) .....	3-17
3-2	Top Twenty Intersections for Traffic Crashes from January 1995 to December 1999 .....	3-25
7-1	Superior Township Zoning District Regulations.....	7-5

**LIST OF FIGURES**

<b>Figure Number</b>		<b>Page Number</b>
2-1	Superior Charter Township SEMCOG Population Projection 2000-2030.....	2-1
2-2a	Major Age Groups in Superior Charter Township 1990 .....	2-2
2-2b	Major Age Groups in Superior Charter Township 2000 .....	2-2
2-3	Racial and Ethnic Distribution Superior Charter Township 2000 .....	2-3
4-1	Relationship of Land Uses in Adjacent Communities to Superior Township.....	4-2
6-1	How Large Lot Homeowners Can Help Protect Open Space.....	6-17
6-2	Interconnected Greenspace (ecological corridors) Preserved on Three Separate Residential Developments .....	6-18

## LIST OF MAPS

<b>Map Number</b>	<b>Page Number</b>
1-1	Location of Superior Charter Township in Michigan ..... 1-1
1-2	Location of Superior Township and Adjacent Communities ..... 1-2
3-1	Land Cover ..... 3-3
3-2	Active Farms in Superior Township ..... 3-5
3-3	Major Woodlands in Superior Township ..... 3-9
3-4	Wetlands, Rivers, Streams, Lakes, Floodplain and Groundwater Recharge Areas in Superior Township ..... 3-10
3-5	Soils with Limitations for Septic Systems ..... 3-12
3-6	Soils with Limitations for Basements ..... 3-13
3-7	Areas with Steep Slopes ..... 3-15
3-8	Land Use/Cover ..... 3-18
3-9	Historic Sites and Places ..... 3-20
3-10	Roads in Superior Township ..... 3-23
3-11	Traffic Counts ..... 3-24
3-12	Area Served by Public Sewer and Water ..... 3-26
3-13	Community Facilities and School Districts ..... 3-28
3-14	Recreation Facilities ..... 3-29
6-1	Superior Township Sub-areas ..... 6-1
6-2	Growth Management Strategies ..... 6-4
6-3	Future Public Sewer and Water Service Area ..... 6-5
6-4	Future Land Use ..... 6-13
6-5	Elements to Consider in Developing a Greenspace Plan ..... 6-21

## LIST OF PHOTOS

<b>Photo Number</b>	<b>Page Number</b>
1-1	Superior Charter Township was settled as a farming community ..... 1-5
1-2	A Dixboro settlement ..... 1-6
1-3	The original Superior Charter Township Hall ..... 1-9
1-4	A recent rural residential home ..... 1-11
3-1	Agricultural land is important in Superior Township ..... 3-2
3-2	Woodlands are located throughout Superior Township and are more frequent in the northern part of the Township ..... 3-6
3-3	Wetlands are an important sensitive environment ..... 3-7
3-4	Many of the rural homes in Superior Township are on large lots ..... 3-17
3-5	Superior Township has identified many places of historic importance ... 3-19
3-6	Rural roads in Superior Township include both paved and gravel roads ..... 3-21
3-7	Superior Township contains several segments of roads with a natural beauty designation ..... 3-22
3-8	Playgrounds and playing fields are important recreational facilities ..... 3-27
4-1	Retaining natural areas is an important issue in Superior Township ..... 4-1
4-2	The Huron River and Fleming Creek corridors are important natural features in Superior Township ..... 4-3
4-3	Valued agricultural land is being lost to other uses in Superior Township ..... 4-4

## List of Photos (Continued)

4-4	New homes are being built on large rural parcels .....	4-5
4-5	Rapid urban growth is occurring in adjoining communities.....	4-6
4-6	Superior Township’s needs for major commercial services are met in adjoining jurisdictions .....	4-8
4-7	Cherry Hill Road receives through traffic from adjoining jurisdictions .....	4-9
4-8	The Geddes Road and Superior Road intersection needs to be improved for safety .....	4-10
4-9	Geddes Road receives a lot of traffic that passes through Superior Township from other jurisdictions .....	4-10
4-10	M-14 can become congested with resulting traffic increases on Plymouth/Ann Arbor Road.....	4-11
4-11	Sanitary sewer and water service is provided to new houses south of Geddes Road .....	4-12
4-12	The Township Hall provides offices for Township staff and officials, and has a public meeting room .....	4-14
5-1	Retaining natural landscape is part of the vision for Superior Township .....	5-2
5-2	Dixboro residents want the settlement to retain its character.....	5-3
5-3	The vision for Superior Township includes recreational greenspace connections .....	5-4
5-4	LeFurge Woods Nature Preserve provides public open space in Superior Township.....	5-9
5-5	Portions of the ecological corridor connections in Superior Township will need to be on private lands.....	5-10
5-6	Tree-lined roads provide rural character and can screen development from view.....	5-13
5-7	Roadside trees contribute to rural character .....	5-13
5-8	It will be important to protect historic homes in Superior Township .....	5-17
5-9	The church and village green are important landmarks in Dixboro.....	5-19
5-10	Recreational greenways will link all areas of Superior Township for bicycling and walking .....	5-21
5-11	The Superior Township Greenspace System will link natural areas .....	5-25
5-12	Neighborhoods should develop individual identities .....	5-35
5-13	Multi-family housing will remain an important option in Superior Township .....	5-39
5-14	Superior Township will continue to be served by small neighborhood commercial establishments in a few appropriate locations .....	5-41
5-15	Superior Township is home to several landscape nursery businesses....	5-45
5-16	The St. Joseph Mercy Health System is a major employer in Superior.....	5-53
5-17	Management of road corridors is important for safety and the visual character of Superior Township .....	5-60
5-18	This segment of Napier Road is designated as a Natural Beauty Road ...	5-61
5-19	It will be important to protect historic structures along roadways .....	5-62
5-20	Plymouth Road and Dixboro Road form a major intersection that handles a high traffic load .....	5-64
5-21	The intersection of Geddes Road and Superior Road needs improvement.....	5-65
5-22	Prospect Road needs tree plantings.....	5-66
5-23	Through traffic should not be routed through agricultural areas.....	5-69
5-24	Public transportation provides an important means of travel that reduces traffic congestion.....	5-71

**List of Photos (Continued)**

5-25 The higher density area south of Geddes Road is served by  
public sewer and water .....5-74

5-26 The stormwater drainage system needs to be carefully managed .....5-76

5-27 Superior Township has a fire substation at MacArthur Blvd.  
and Harris Road.....5-80

5-28 The Cheney Academy is one of the educational facilities  
serving Superior Township.....5-82

*Photographs were taken by Kay Williams, Township Clerk and Garvin Smith, Fire Chief.*