



# Master Plan Visioning Session

May 18, 2023



# Master Plan Visioning

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## WELCOME / INTRODUCTIONS

### Highland Township Planning Commission:

- **Grant Charlick, Chair**
- **A. Roscoe Smith, Secretary**
- **Beth Lewis, Township Board**
- **Mike O'Leary**
- **Guy York**
- **Kevin Curtis**
- **Scott Temple**
- **Russ Tierney**
- **Chris Heyn**



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## WELCOME / INTRODUCTIONS

### **Carlisle | Wortman Associates:**

- **Douglas Lewan, AICP, Principal**
- **Anna Wysocki, Planner**



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## AGENDA

- **Welcome / Introductions**
- **What is a Master Plan?**
- **Resident Survey Results**
- **Purpose of Master Plan Visioning?**
- **Visioning Topics**
- **Participation Recap**



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## MASTER PLAN

### Why do we need it?

- To anticipate change
- To promote wise use of resources
- To protect our environment
- To preserve our quality of life
- To guide new development
- Required by the Michigan Zoning Enabling Act  
Zoning Must be Based on a Plan (P.A. 110 of  
2006, as amended)



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## MASTER PLAN

### What is it?

- **A statement policy, written and adopted by the Planning Commission describing the desired physical development of the community**
- **A comprehensive land use plan guiding a wide range of municipal decisions and activities**



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## MASTER PLAN

### **The Plan is Based On:**

- **The resources and assets of the community, and the limitations of the land.**
- **The character of the community**
- **And the needs of the community and desires of its residents**

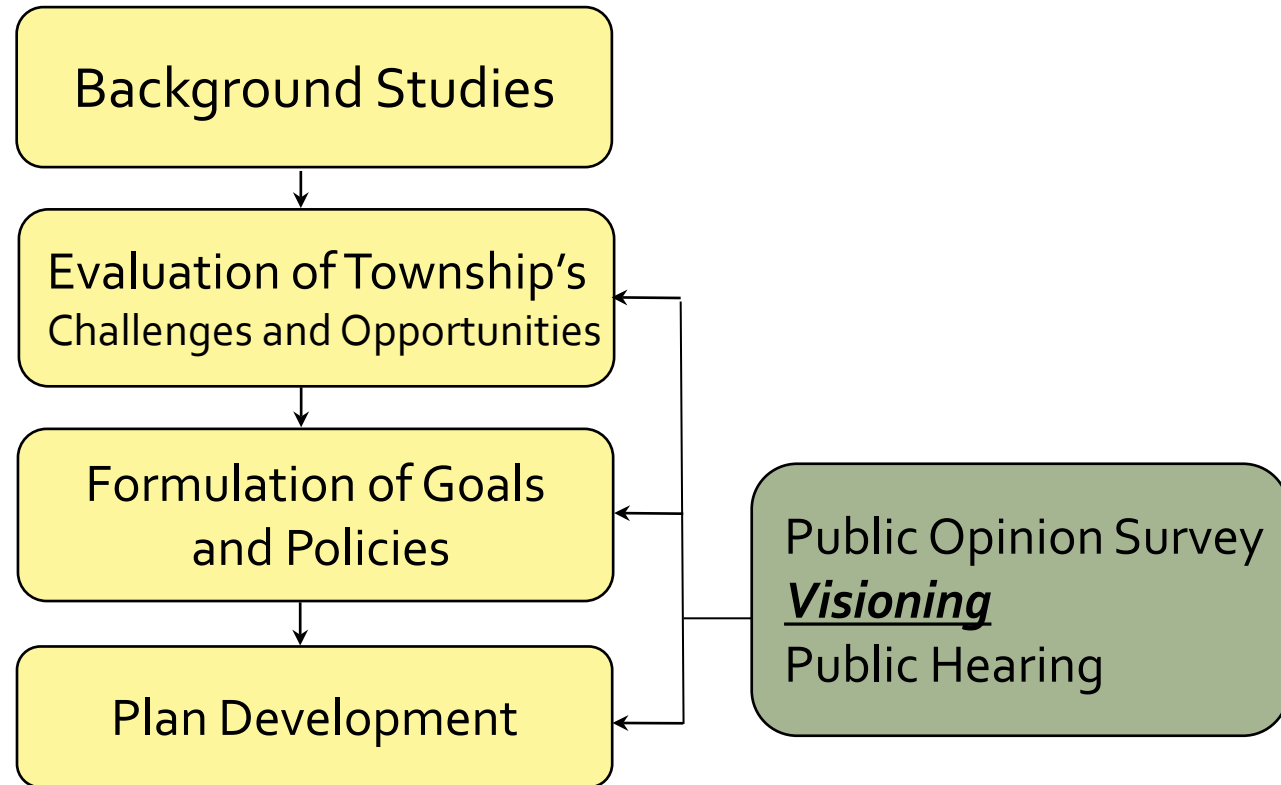


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## MASTER PLAN

### What is the Process?







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## RESIDENT SURVEY

- 417 respondents
- 25 questions, including demographic info
- Topics included:
  - Community Character
  - Transportation and Traffic
  - Residential Development
  - Business
  - Natural Features
  - Infrastructure and Utilities



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## COMMUNITY CHARACTER

### What did we find out?

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- The majority (82%) of respondents are **satisfied with the variety of goods and services available.**
- Most respondents expressed that Highland Township is a **safe, quiet, family-friendly place with rural charm.**



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## TRAFFIC & TRANSPORTATION

### What did we find out?

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- When asked which additional service the Township needs, the most common response was **Pedestrian/Bike Paths**.
- 46% of respondents identified **improving local roads** as the number one priority for new services.



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## RESIDENTIAL DEVELOPMENT

### What did we find out?

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- Over half (55%) of respondents **strongly disagreed with the need for more multi-family housing.**
- The majority (67%) the respondents feel the Township should **maintain the community's rural atmosphere.**



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## BUSINESS

### What did we find out?

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- There is strong support for **limiting commercial development to strategic locations** such as the Livingston/Milford Road area
- Most respondents reported **leaving the Township** to visit concerts/entertainment, big box stores, purchase specialty items, receive medical/dental services, and to do their banking.



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## NATURAL FEATURES

### What did we find out?

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- 34% of respondents support a **tax millage to preserve important environmental resources.**
- 48% of respondents support using **local tax money to preserve natural areas for public use.**



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## DISCUSSION TOPICS

- **Residential Development**
- **Business**
- **Natural Features**
- **Transportation / Infrastructure**



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## POPULATION

- Highland Township's population is 19,172 people (July 2020) .
- The population more than doubled between 1970 and 1980. Since then, population growth has slowed, and growth is projected to continue to remain low through 2045 (SEMCOG).

1970	1980	1990	2000	2010	2020	2030	2045
8,372	16,958	17,941	19,169	19,202	19,172	18,663	19,782

- The population is predominantly white (92%) and the median age is 45.1 years.



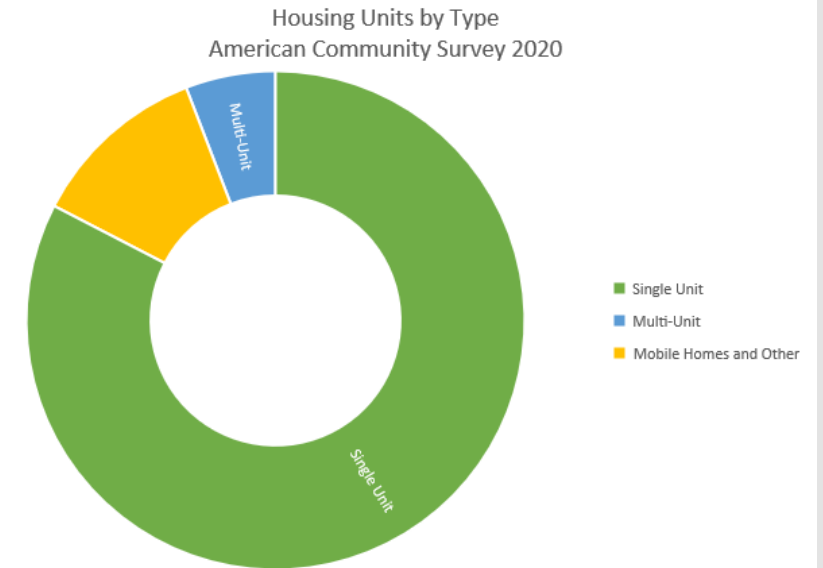


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## RESIDENTIAL GROWTH

- The median home value in 2020 was \$239,500, a 10.5% decline since 2010.
- 83% of homes are owner-occupied. 7% are vacant.
- 80% of homes are single-family houses.
- The median household income in 2020 was reported as \$88,061. This is an 8.7% increase from 2010.





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## RESIDENTIAL GROWTH

### By 2045:

- Households **with children** are expected to **decrease 6%** (from 2020).
- Households **with seniors** are expected to **increase 54%** (from 2020).



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## RESIDENTIAL GROWTH

**There are a wide variety of housing choices including large lot residential, small lot residential, senior citizen developments, multi-family apartments or a combination.**

**What should the Township's priorities in housing types be?**



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## RESIDENTIAL GROWTH

**Are there areas of the Township that would be more appropriate or less appropriate for residential development?**



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## RESIDENTIAL GROWTH

**Is more housing needed that meets a range of family incomes? A range of ages?**



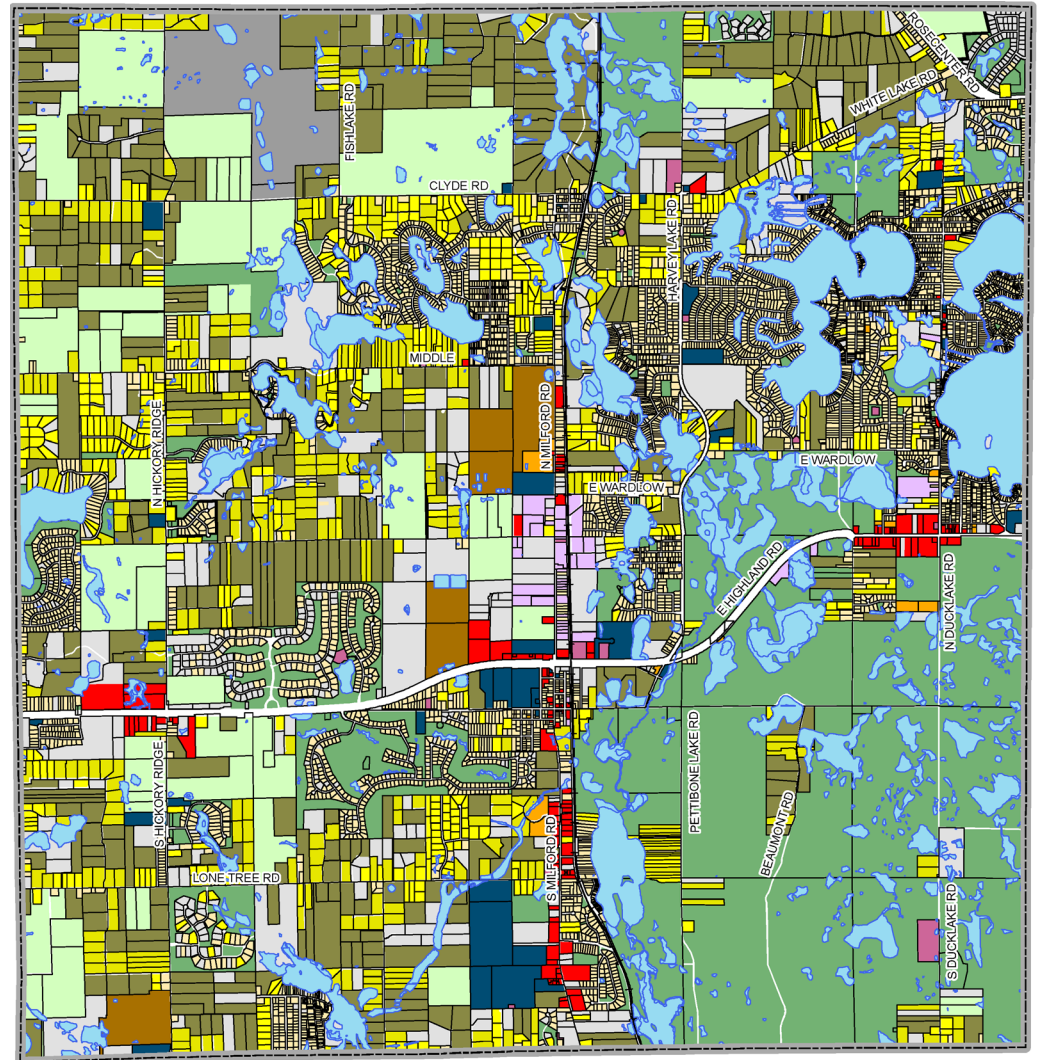
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## BUSINESS

- Majority of businesses located along M-59 and Milford Rd
- **17% decrease in commercial land use** from 2015 to 2020

 commercial land use





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## BUSINESS

**What types of development would you like to see more of? Less of? In what areas would you like to see commercial growth?**

- Retail
- Office
- Residential
- Industrial
- Mixed-Use
- Hotels



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## NATURAL FEATURES

- 43.5% of Township land cover is trees
- 37.5% of Township land cover is open space
- 8.5% of Township land cover is water







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## NATURAL FEATURES

**Do you consider the  
environment and natural  
resources a priority for  
the Township?**



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## NATURAL FEATURES

**Should the Township consider carbon emissions (mitigation) and the impacts of climate change in the Master Plan?**

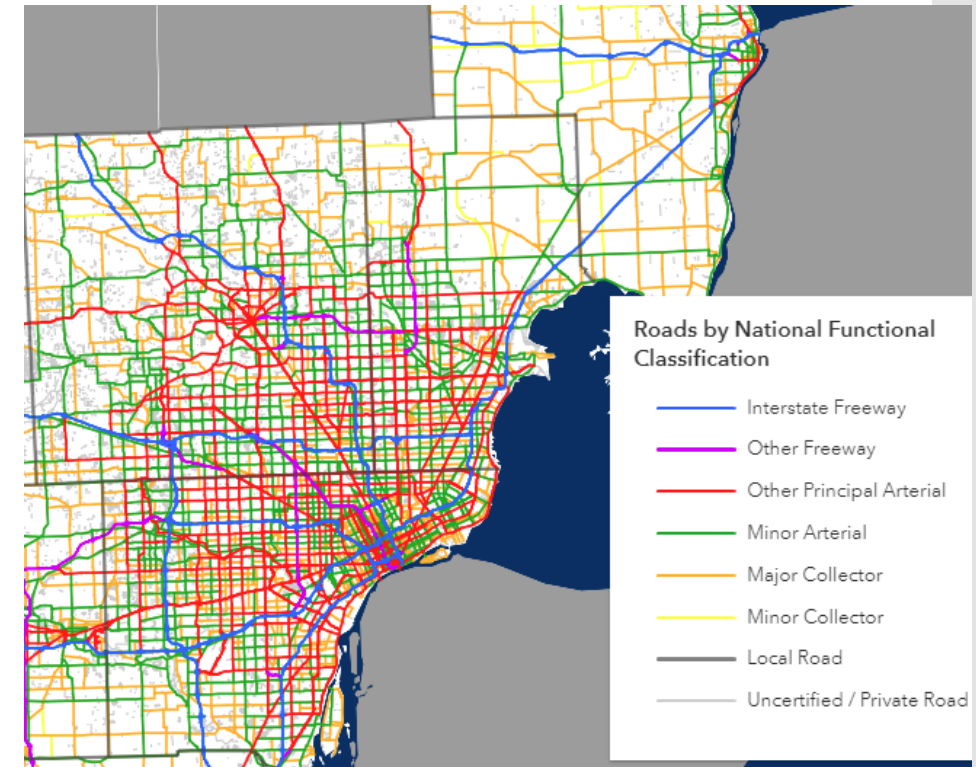


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## TRANSPORTATION

Public roads within the Township are maintained by the **Oakland County Road Commission** and designed and constructed in accordance with a national functional road classification system. This system determines eligibility for federal aid.





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## TRANSPORTATION

**As a driver, what roads and other transportation issues should be prioritized? As a bicyclist? As a pedestrian?**



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## TRANSPORTATION

**Where would you like to  
see pathways?**



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## INFRASTRUCTURE

**Should the Township  
consider building a sewer  
system?**



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## MASTER PLAN VISIONING

### What is it for?

- To receive input from Township residents (in addition to the online survey)
- To help formulate a vision for the community's future growth and development
- To help establish the goals for the Township's Master Plan



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## PARTICIPATION RECAP

- **Master Plan goals and policies to be created based on public participation feedback.**
- **Public hearing to communicate Master Plan goals and policies**





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## VISIONING REVIEW – IN GROUPS

- **Generate new and bold ideas for the future**
- **All ideas are welcomed**
- **No ideas will be criticized**
- **Everyone's participation is encouraged**
- **Budge issues should not constrain imagination**



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Please move to your  
first group